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Martin & Pole

Established 1846

ESTATE AGENTS



450 Wokingham Road, Earley, Reading, RG6 7HY

Price £595,000 Freehold

Very close to Earley railway station, with double width, one and half-length garage



A 1930s bay fronted extended semi-detached house with pleasant corner plot gardens and a double width, one and half-length garage with workshop area.

The property is set in the Loddon Primary School catchment and the traditional Maiden Erlegh Secondary School catchment.

There are local shops nearby with more extensive facilities at Lower Earley or Woodley. Reading town centre to the west, has a wide range of leisure and retail facilities as well as mainline railway station with fast services to Paddington and services to Waterloo which run through Earley railway station.

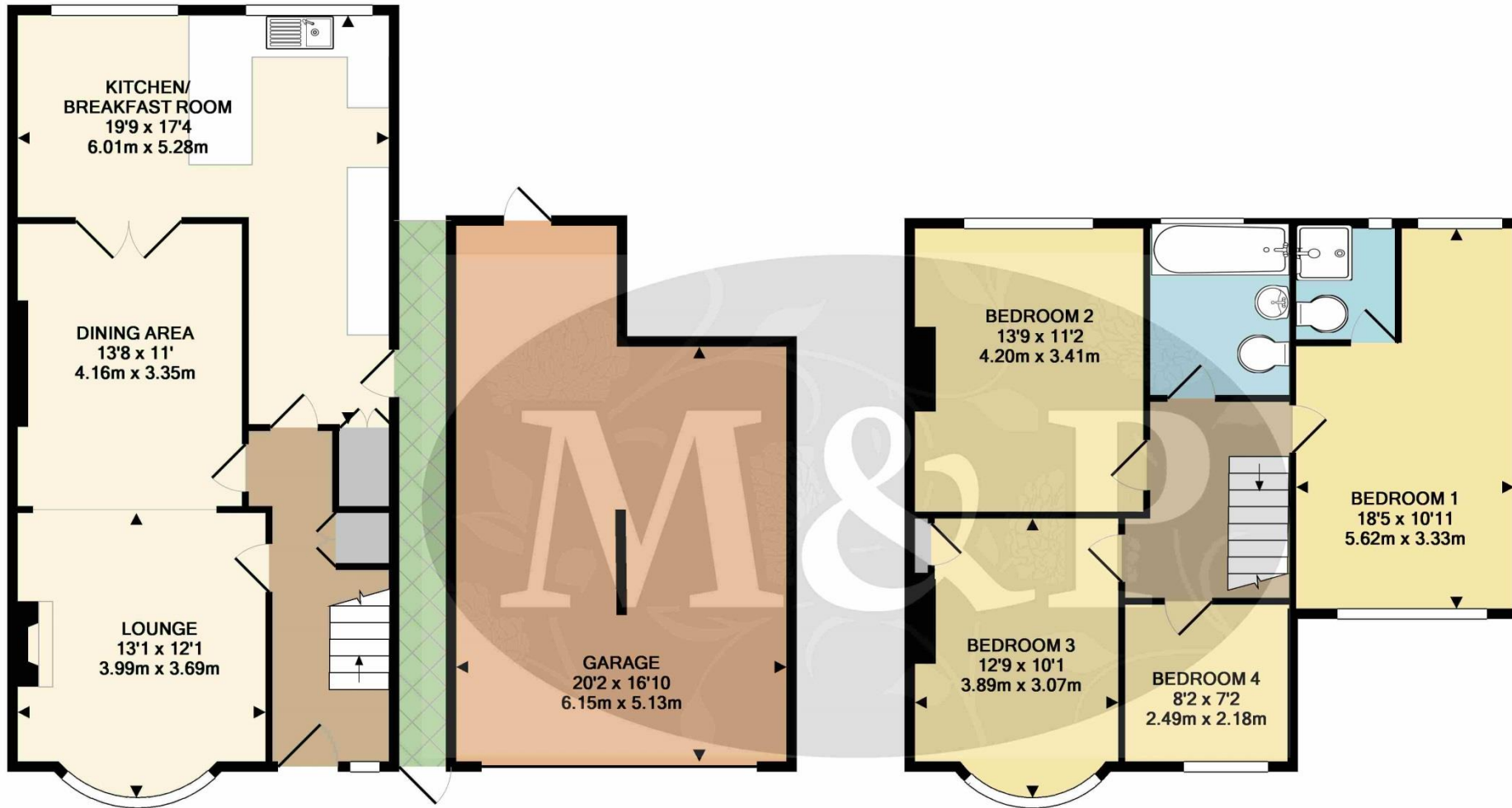
In the opposite direction is the market town of Wokingham and the M4 motorway can be joined either at Junction 11, where there is also the A33 south towards Basingstoke, or at Junction 10 where London then lies about 40 miles away and Heathrow airport about 20 miles away.

EER: D55 Floor Area (from EPC): 126 m² (1356 ft²) Council Tax: E

IMPORTANT NOTICE: We have endeavored to ensure the details of this property are accurate, however all measurements are approximate and none of the statements contained in these particulars are to be relied on as statements of fact. They do not constitute any part of an offer or contract. We have no authority to make any representation or give any warranty in relation to this property. We have not tested the services, appliances or fittings referred to in the details. School catchment zones are verified as far as possible with the local authority but cannot be guaranteed and may change in the future, nor do they guarantee a place in the school. We have not checked whether any extension or alteration to the property complies with planning or building regulations. Distances are 'as the crow flies'. We recommend that each of the statements is verified and the condition of the property, services, appliances and fittings is investigated by you or your advisers before you finalise your offer to purchase or you enter a contractual commitment. Martin & Pole may, at your request, recommend to you a mortgage advisor or solicitor. The mortgage advisor will pay us a referral fee equivalent to 30% of any fee they earn. We do not receive a referral fee from the solicitor but have traditionally received a gift at Christmas. 2/12/2020 4:09 PM



For further information or an appointment to view please contact our Earley branch on 0118 926 4422 or earley@martinpole.co.uk



GROUND FLOOR
APPROX. FLOOR AREA 1017 SQ.FT. (94.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR AREA 660 SQ.FT. (61.3 SQ.M.)
TOTAL APPROX. FLOOR AREA 1677 SQ.FT. (155.8 SQ.M.)

Every attempt has been made to ensure the accuracy of the plan contained here, however measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is purely a guide for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Square footage is approximate and relates to all parts of the diagram.
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