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Martin & Pole

Established 1846

ESTATE AGENTS



9 Betchworth Avenue, Earley, Reading, RG6 7RH

Price £600,000 Freehold



**With an approximate 86ft garden, very close to the University Campus and within the Aldryngton and traditional Maiden Erlegh catchment**



4 good sized bedrooms, refitted family bathroom with a separate shower cubicle, open plan lounge and dining room, 2 further reception rooms, refitted kitchen, cloakroom, driveway parking, garage.

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An attractive 1930s bay fronted home on an established and sought after street.

There are local shops at The Parade on Silverdale Road with more extensive facilities at Lower Earley.

Regular bus services provide access into Reading town centre where there is a main line railway station with fast services to Paddington as well as services to Waterloo which run through the nearby Earley railway station.

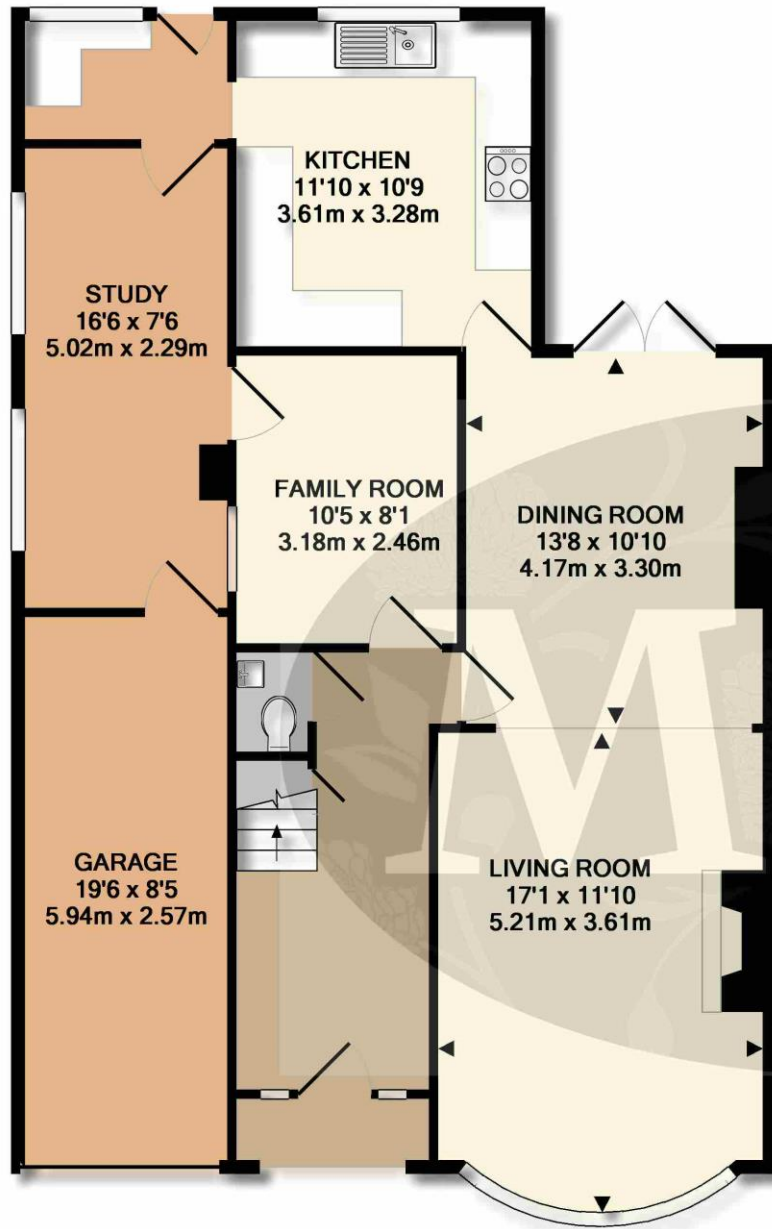
The M4 motorway can be joined either at Junction 11, where there is also the A33 south towards Basingstoke, or at Junction 10 where London then lies about 40 miles away and Heathrow airport about 28 miles away.

EER: D63 Council Tax: E

**IMPORTANT NOTICE RELATING TO THIS PROPERTY:** We have endeavored diligently 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 whatever 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. 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. 8/5/2019 1:12 PM



For further information or an appointment to view please contact our Earley branch on 0118 926 4422 or [earley@martinpole.co.uk](mailto:earley@martinpole.co.uk)



GROUND FLOOR



1ST FLOOR





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