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Martin & Pole

Established 1846

ESTATE AGENTS



14 Silverdale Road, Earley, Reading, RG6 7LS

Price £575,000 Freehold

A large, individual detached bungalow on a generous plot within the traditional Maiden Erlegh catchment



Large loft space, 3 double bedrooms, wet room, cloakroom, lounge, dining room, kitchen/ breakfast room, utility room, boiler room, warm air heating, large garage, carport, in and out driveway, approx. 70ft southwest facing rear garden.

The property is a highly individual, spacious and charming split level detached bungalow in need of some updating and with plenty of potential for further enlargement and modernisations, subject to any necessary consents.

The property has a frontage of approximately 75 feet, slightly over double the width of the adjacent properties leading down the hill, which does present the potential for redevelopment of the site, again subject to any necessary consents.

The property is set in the Loddon Primary school catchment, is on local bus routes into Reading town centre and is not far from the nearby Earley railway station. There are local shops at Maiden Place or on Silverdale Road, with more extensive facilities at Woodley and Lower Earley.

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.

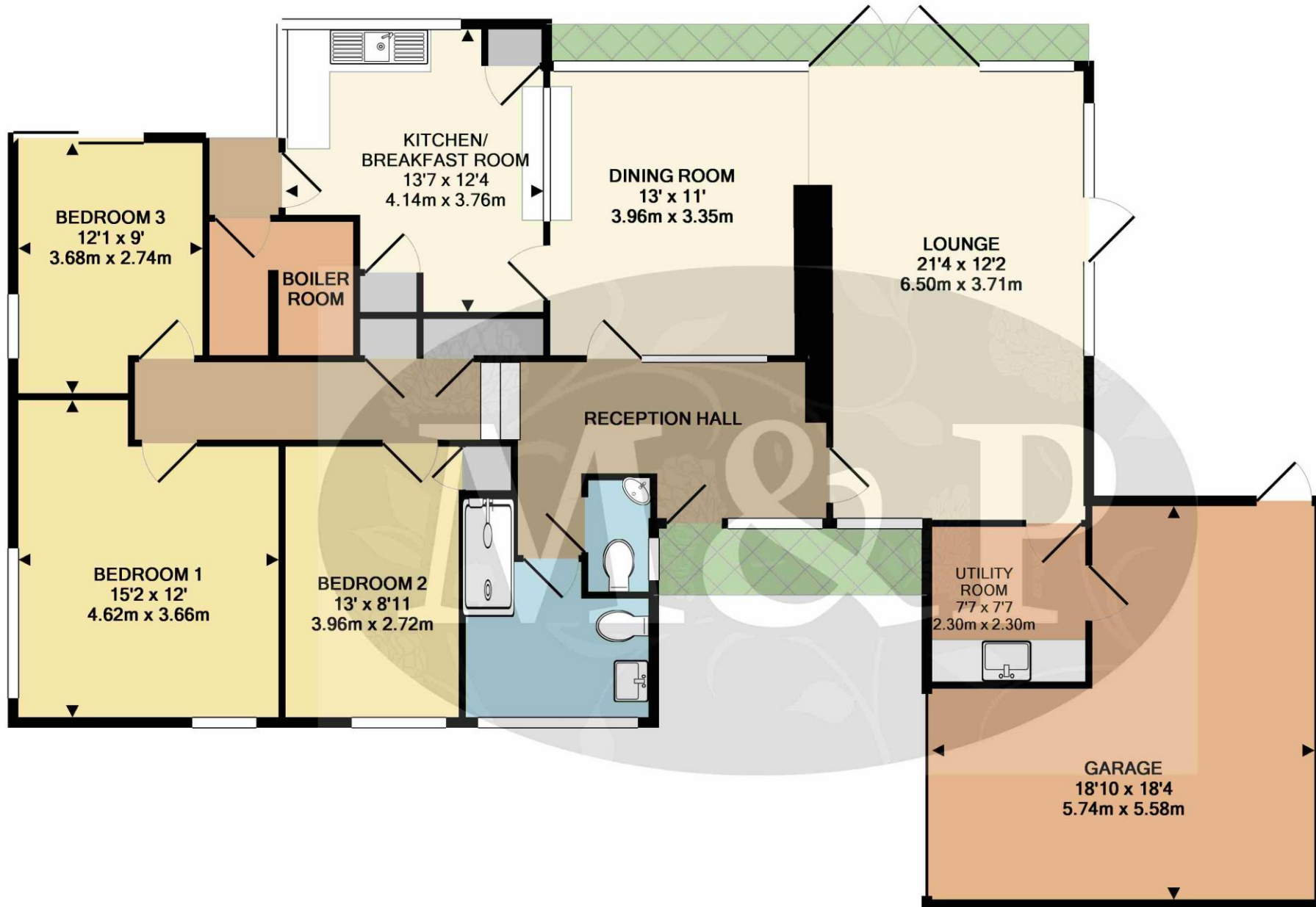
EER: E39 Floor Area (from EPC): 128 m² (1377 ft²) Council Tax: E

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.

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



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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