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Martin & Pole

Established 1846

ESTATE AGENTS



276 Silverdale Road, Earley, Reading, RG6 7NU

Price £425,000 Freehold

A family home in the Aldryngton and Maiden Erlegh catchment, now ready for modernisation

3 bedrooms, bathroom, separate WC, 2 reception rooms, kitchen, 20ft garage, driveway for 3 cars, gas radiator central heating, south facing gardens.



To be sold for the first time since new and now ready for the next family to update and make their own. Many of the houses in this area have been extended and had loft conversions. Similar potential exists for this property, subject to any necessary consent.

The property is close to the local parade of shops as well as Aldyngton and Maiden Erlegh Schools. It is also near to the University and Maiden Erlegh Nature Reserve.

There are bus services along the road into Reading Town Centre where there is a mainline Railway Station providing fast services to Paddington and services to Waterloo which run through nearby Earley Railway Station. Crossrail is expected to connect to Reading in the future.

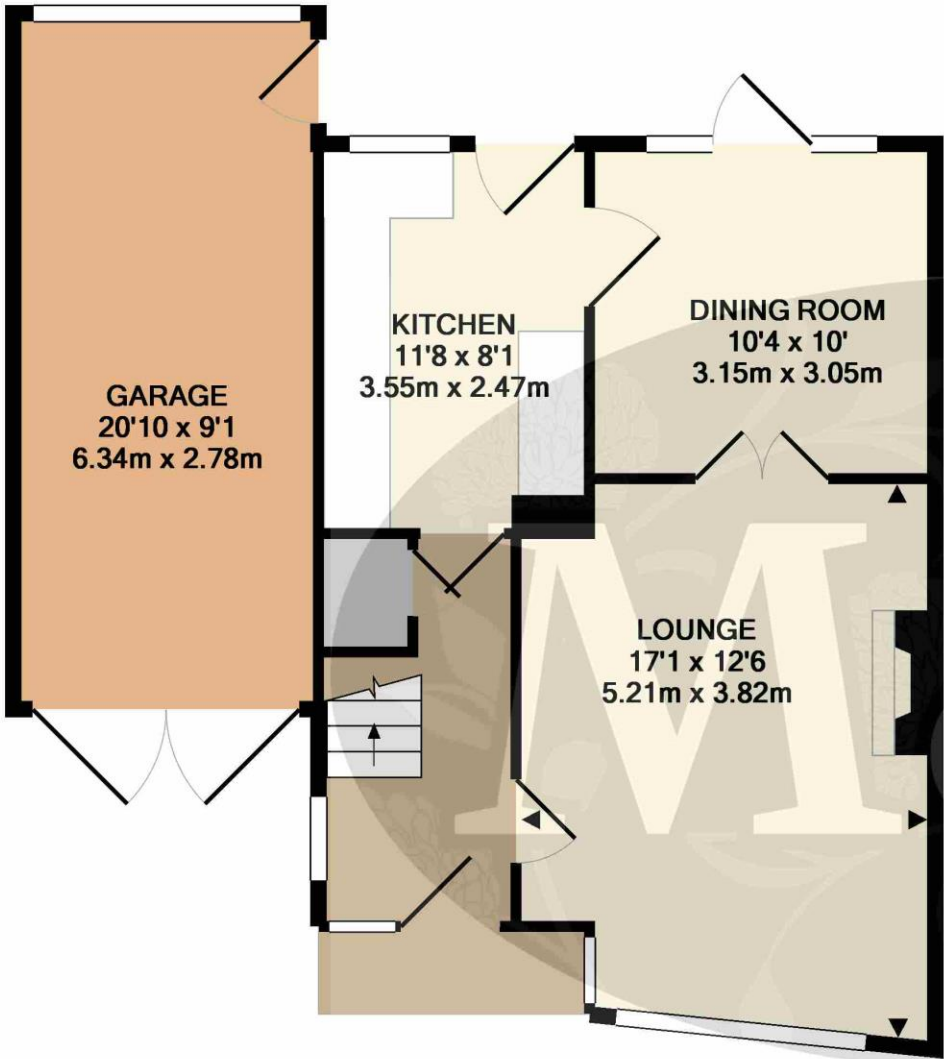
The M4 motorway can be joined either at junction 11, where there is also the A33 south towards Basingstoke, or junction 10 where London then lies about 40 miles away and Heathrow Airport about 28 Miles away.

EER: D64 Council Tax: D

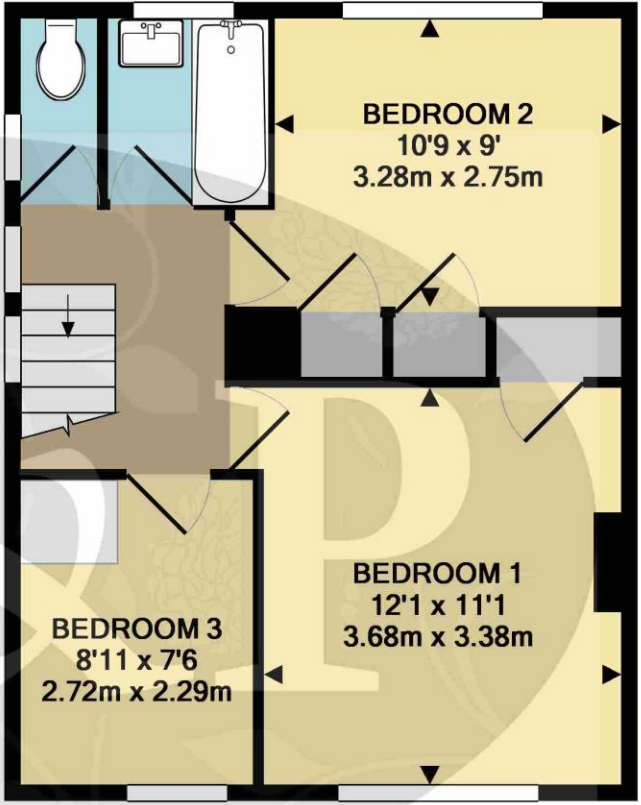
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For further information or an appointment to view please contact our Earley branch on 0118 926 4422 or earley@martinpole.co.uk



GROUND FLOOR



1ST FLOOR

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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