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Martin & Pole

Established 1846

ESTATE AGENTS



77 Hamilton Road, Reading, RG1 5RB - Price £595,000

A refurbished detached home in Reading's University area

3 bedrooms, bathroom, separate WC, 2 reception rooms, kitchen, downstairs utility/cloak/shower room, driveway parking, landscaped gardens, gas radiator central heating, double glazing



This really is a beautiful home. Refurbished by the seller throughout, it is now being offered to the market in stunning condition and with no onward chain

The property is convenient not only for Reading University but also for the Royal Berkshire Hospital and the sought after Reading School and Maiden Erlegh School in Reading. Reading Borough Council's website shows the school catchment as Maiden Erlegh (Wokingham) on Silverdale Road.



The property is approached through wrought iron gates into well-tended enclosed front gardens with an approx. 37ft block paved driveway. There is access at both sides of the property to the rear gardens.

The spacious hallway leads to 2 well-proportioned reception rooms (one with a wood burner) and a fitted kitchen with gas hob. Off there is a good sized utility/ shower room with WC and there is a back door into the landscaped cottage gardens at the rear.



Upstairs there are 2 large double bedrooms, both with wardrobes and an extremely generous single bedroom, or small double bedroom, currently used as a study. There is a large bathroom and separate WC and the loft has a fitted ladder and boarding.

To the side of the property is a garage and the rear gardens extend in an easterly direction by about 45ft with a width of about 38ft. Across the back of the house is a paved patio which leads onto a lawn divided by a path leading to the rear of the garden.



The location is convenient for access into Reading town centre where there is a mainline railway station with fast services to Paddington as well as services to Waterloo and the Crossrail link is expected to open at Reading in the future.

The A3290 is close at hand which leads onto the M4 motorway network where London then lies about 40 miles from Junction 10 and Heathrow airport about 28 miles.

EER: D61

Council Tax: E

Floor Area (from EPC): 101 m² (1087 ft²)

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. 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. 10/10/2019 4:21 PM

For further information or an appointment to view please contact our Earley branch on:

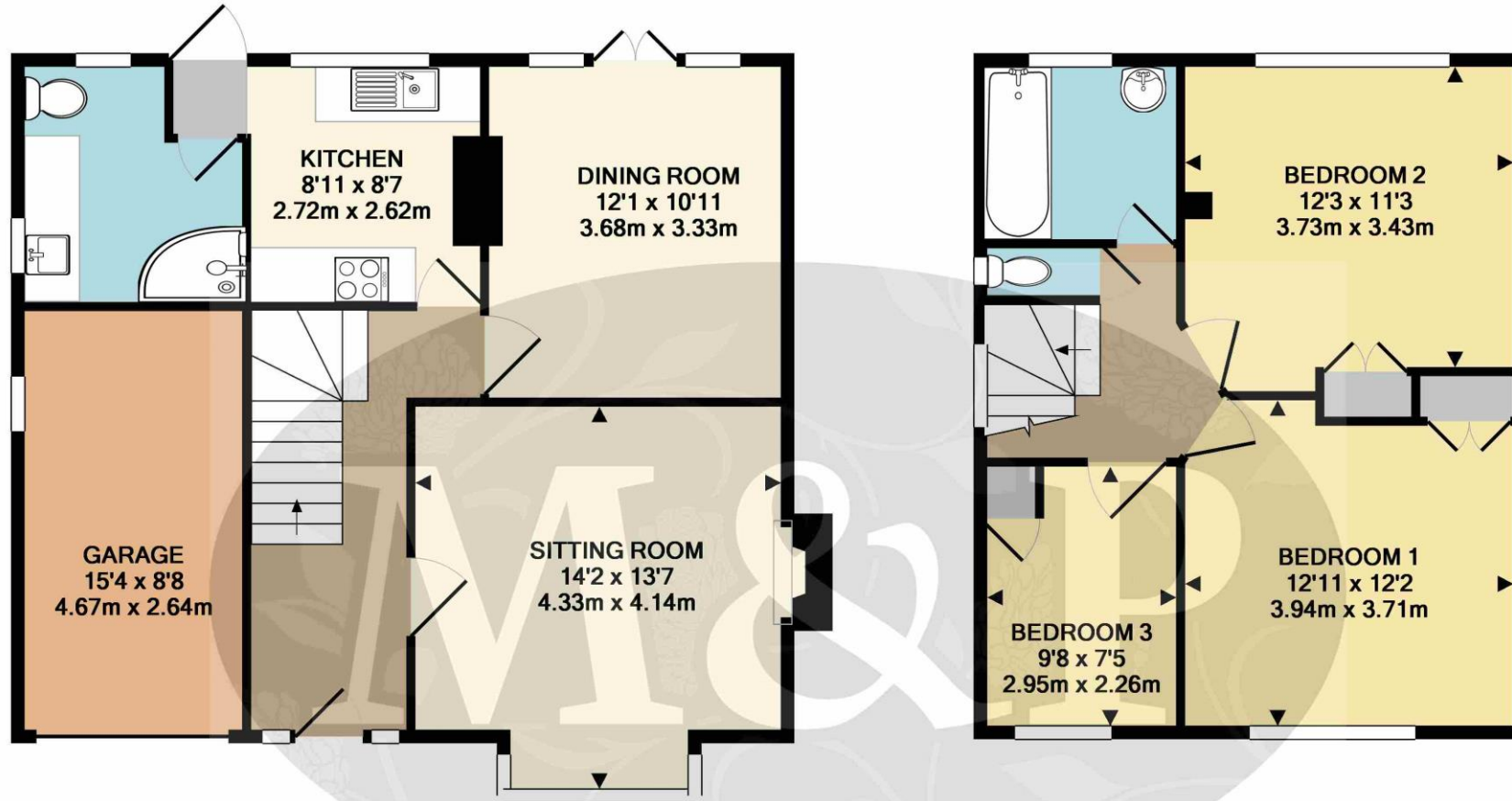
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GROUND FLOOR

1ST FLOOR

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