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ESTATE AGENTS



32 Silverdale Road, Earley, Reading, RG6 7LS - Price £725,000

A large detached house in Maiden Erlegh

4 good sized bedrooms including a large master suite with dressing area and en suite shower, family bathroom, lounge, open plan kitchen/breakfast, family & dining room, study, double length garage, driveway parking, southerly aspect gardens extending to about 80ft in depth, gas radiator central heating, double glazing



A bay fronted detached home constructed in the 1950s and extended at a later date. It might be there is potential for further extension and enlargement including a large loft conversion, subject to any necessary consents.

A particular feature of the property is the large master suite with fitted wardrobes and the open plan kitchen/breakfast (which has under floor heating), family and dining room overlooking the rear gardens.

The property is well located opposite Loddon Primary School and benefits from the highway parking restrictions which leave the road clear for much of the day.

It is within the catchment of Loddon Primary School as well as the traditional Maiden Erlegh catchment, which is not far away on Silverdale Road.

The property is also convenient for access to Reading University and there are local shops nearby at The Parade with more extensive facilities at the Asda and Marks & Spencer complexes in Lower Earley.

Bus services along the road provide access into Reading town centre where there is a mainline railway station with fast services to Paddington as well as services to Waterloo, running 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.

EER: D66 Council Tax: E

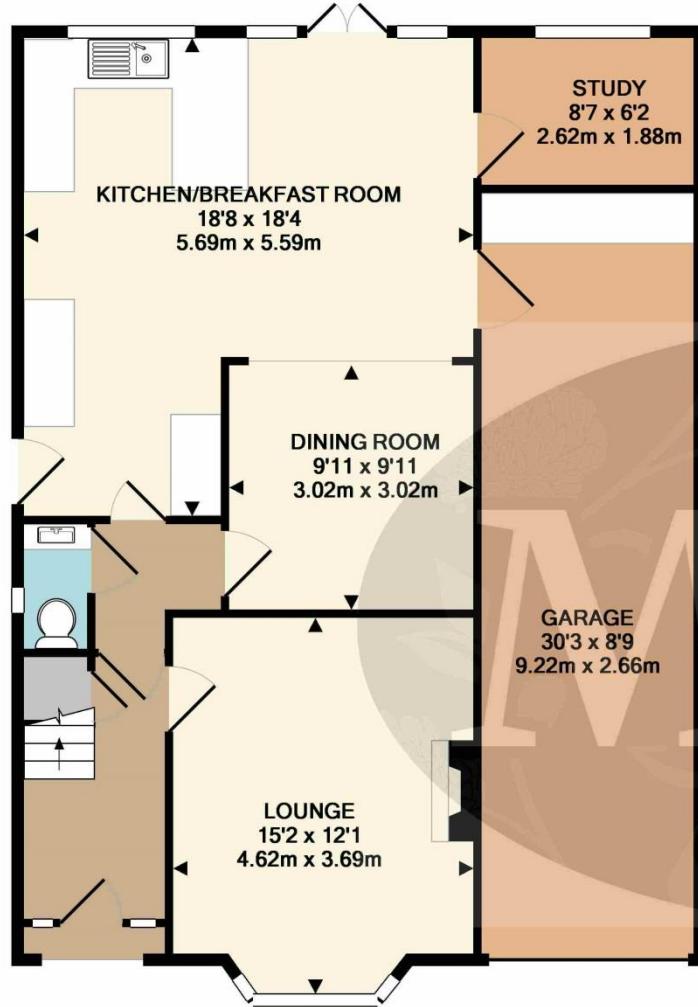
Floor Area (from EPC): 143 m² (1539 ft²)

IMPORTANT NOTICE RELATING TO THIS

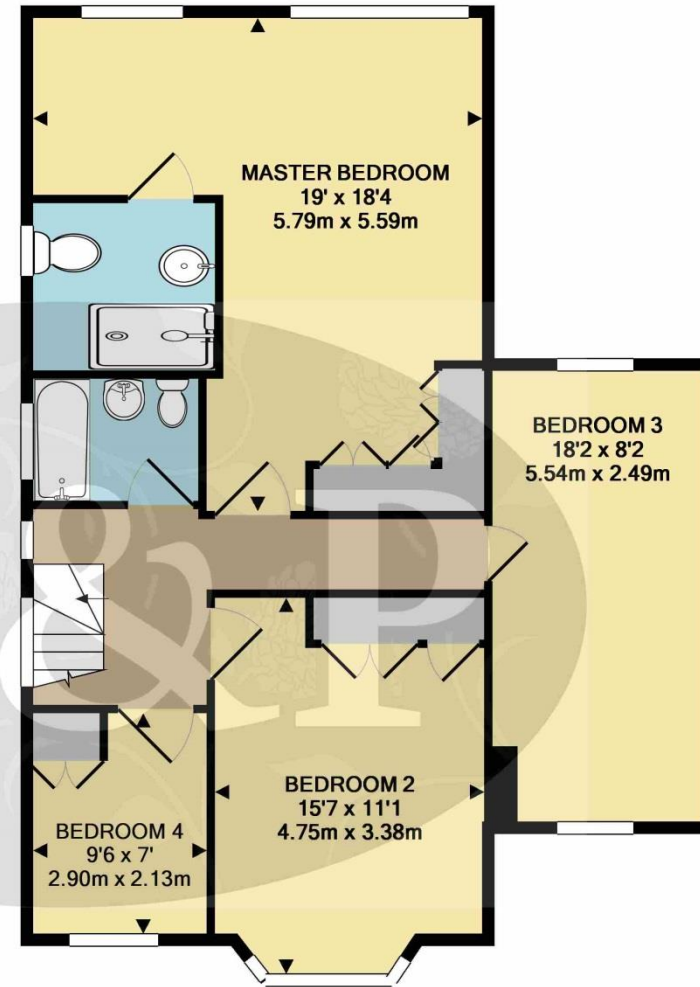
PROPERTY: We have endeavored diligently to ensure the details of this property are accurate, however all measurements are approximate and none of the statements contained in these particulars are to be relied on as statements of fact. They do not constitute any part of an offer or contract. We have no 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. 10/19/2019 2:11 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



1ST FLOOR

