



RICS

www.martinpole.co.uk

Residential & Commercial Estate Agents • Lettings Agents
Auctioneers • Planners • Management • Surveyors & Valuers

Martin & Pole

Established 1846

ESTATE AGENTS



33 Hillside Road, Earley, Reading, RG6 7LP - Price £475,000

A beautifully refurbished semi-detached home in Maiden Erlegh

3 bedrooms and a 1st floor study/ small bedroom, ensuite shower room, family bathroom, lounge, fitted kitchen opening to family/dining room, utility room, downstairs cloakroom, driveway parking, long gardens, workshop, gas radiator central heating, double glazing



An attractive 1930's bay fronted home presented in stunning condition throughout.

The property is approached over a two-car driveway which leads down the side of the property to what was originally a detached garage, now used as a workshop.

The front door leads into a spacious entrance hall with a downstairs cloakroom with under floor heating. At the front is a lounge with a wood burner and at the rear is an open plan fitted kitchen, family room and dining area. There is also a utility room.

On the first floor are two double bedrooms, a spacious family bathroom and a small single bedroom or study.

On the second floor is an impressive master suite with beautiful ensuite shower room and useful eave storage space.

The rear gardens have a paved patio leading onto an expanse of lawn. They extend to about 130 feet in depth.

The property is in the catchment of Loddon Primary School and the traditional Maiden Erlegh catchment, being immediately close by to the former and within reasonable distance to the latter.

There are local shops available on The Parade at Silverdale Road with more extensive facilities at the Asda and Marks & Spencers complexes in Lower Earley, or at Woodley precinct.



Bus services in the area provide access into Reading town centre where there is a mainline railway station with fast services to Paddington as well as services to Waterloo which run through the nearby Earley railway station. Crossrail is expected to open at Reading in the future.

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

EER: E48*

Council Tax: D

*Please note that the property has been refurbished since the EPC was produced

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. 8/8/2020 2:49 PM

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

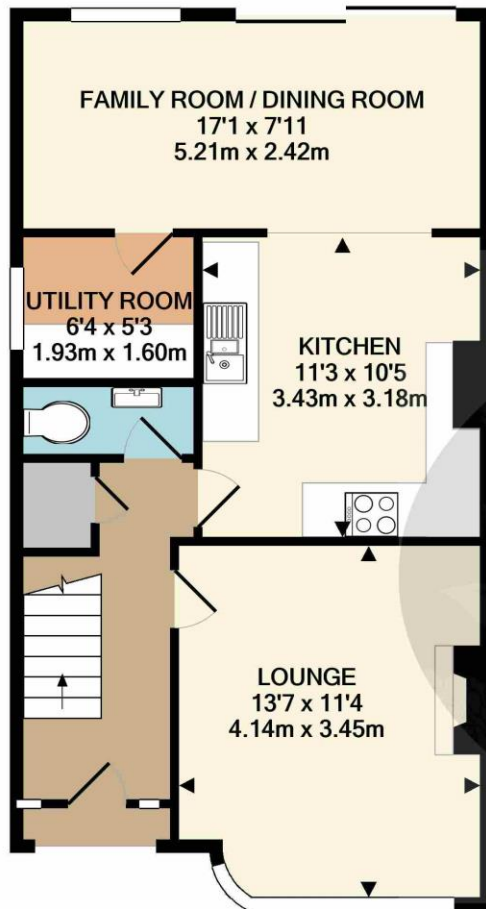
0118 926 4422 or earley@martinpole.co.uk

16 The Parade Silverdale Road
Earley Berkshire RG6 7NZ
T: 0118 926 4422
e@martinpole.co.uk

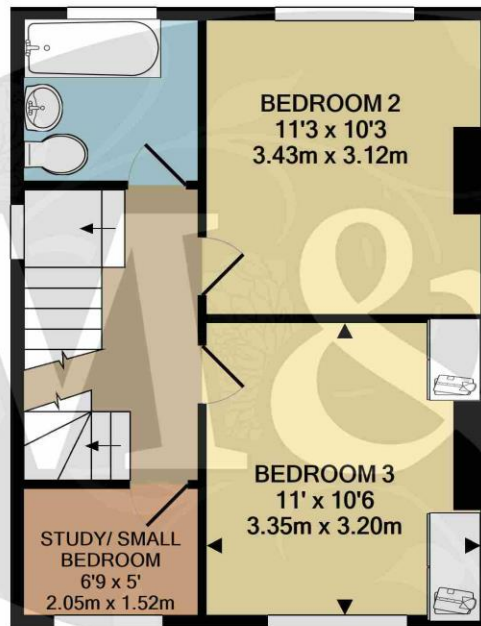
Martin & Pole
Established 1846

www.martinpole.co.uk

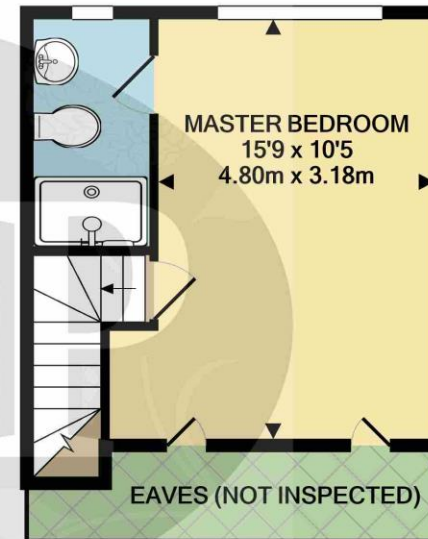
ESTATE AGENTS



GROUND FLOOR



1ST FLOOR



2ND 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.
Made with MetroPix ©2019

