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Martin & Pole
Established 1846

ESTATE AGENTS



19 Sevenoaks Road, Earley, Reading, RG6 7NT - Price £500,000

With superb family accommodation and just a few hundred yards from Aldryngton Primary School

3 first floor bedrooms with an ensuite shower room and family bathroom; superb bonus loft conversion suitable for a variety of uses; lounge, dining room opening onto a play room, conservatory, kitchen, utility room, cloakroom, very large garage, driveway parking, gas radiator central heating, double glazing, gardens.



A Gough Cooper semi-detached house constructed about 60 years ago and extended considerably at a later date. The property offers particularly generous ground floor accommodation with a large useful garage/workshop.

Other improvements include an ensuite shower room and downstairs cloakroom, and the loft has been converted providing a useful bonus room which has been used by the seller as a guest room, family/ play room and office in the past.



Sevenoaks Road is very close to Aldryngton and Maiden Erlegh schools. There are local shops and a Tesco store at the top of the road, and the University campus is within easy reach.

The property is not far from Maiden Erlegh Nature Reserve and there is a Doctors Surgery and Dentists within easy reach.



There are bus services in the area providing access past the Royal Berkshire Hospital into Reading town centre where there is a mainline railway station with fast services to Paddington and services to Waterloo which run through the nearby Earley railway station.



The M4 motorway can be joined either at Junction 11 by Green Park, where there is also the A33 south towards Basingstoke, or at Junction 10 where the centre of London then lies about 40 miles away and Heathrow airport about 20 miles away.

EER: D68

Council Tax: D

Floor Area (from EPC): 104 m² (1119 ft²)

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. 6/25/2020 9:42 AM

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

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TOTAL APPROX. FLOOR AREA 1696 SQ.FT. (157.6 SQ.M.)

This plan is a guide for illustrative purposes. Measurements of doors, windows, rooms and any other items are approximate.
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