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Martin & Pole

Established 1846

ESTATE AGENTS



33 Avalon Road, Earley, Reading, RG6 7NR - Price £475,000

About 400 yards from Aldrynton School; about 550 yards from Earley Railway Station

3 bedrooms, refitted bathroom with underfloor heating, lounge, dining room, kitchen, approximate 90ft westerly aspect garden, driveway parking, double glazing, gas radiator central heating.



A pleasant, easterly facing family home in the Aldrynton and Maiden Erleigh school catchments, not far from Maiden Erleigh Nature Reserve and the University.

There are local shops at The Parade and 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 services to Waterloo running through Earley station.

Many of the houses in this area have been extended and had loft conversions so it may be that this property offers similar potential to enlarge, subject to any necessary consents.

The M4 motorway can be joined either at Junction 11, close to Green Park, 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 20 miles away.

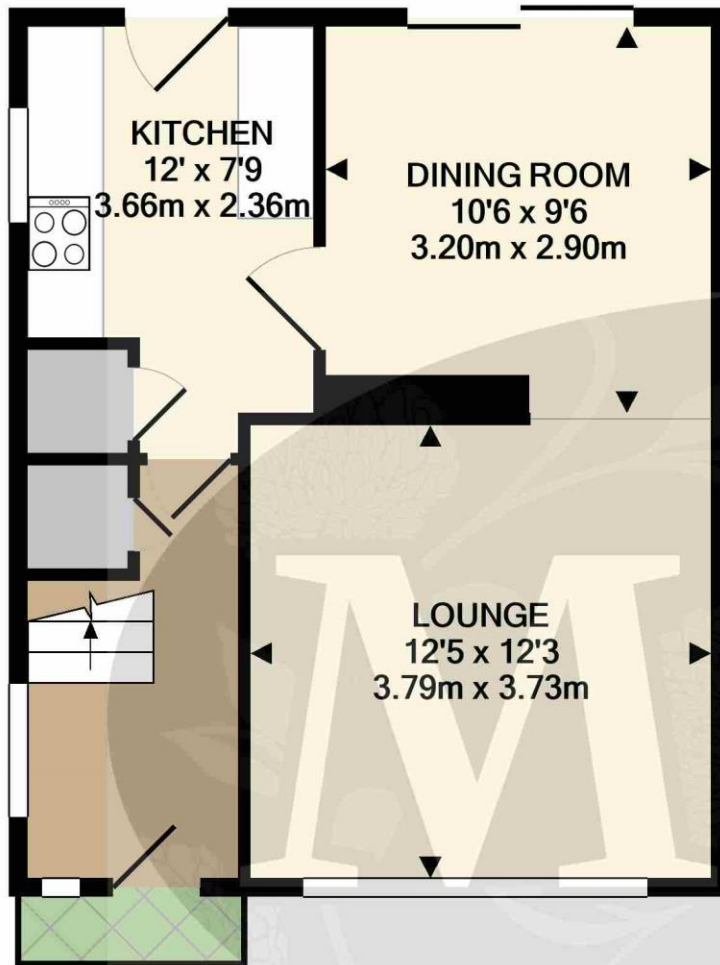
EER: D66 Council Tax: D

Floor Area (from EPC): 83 m² (893 ft²)

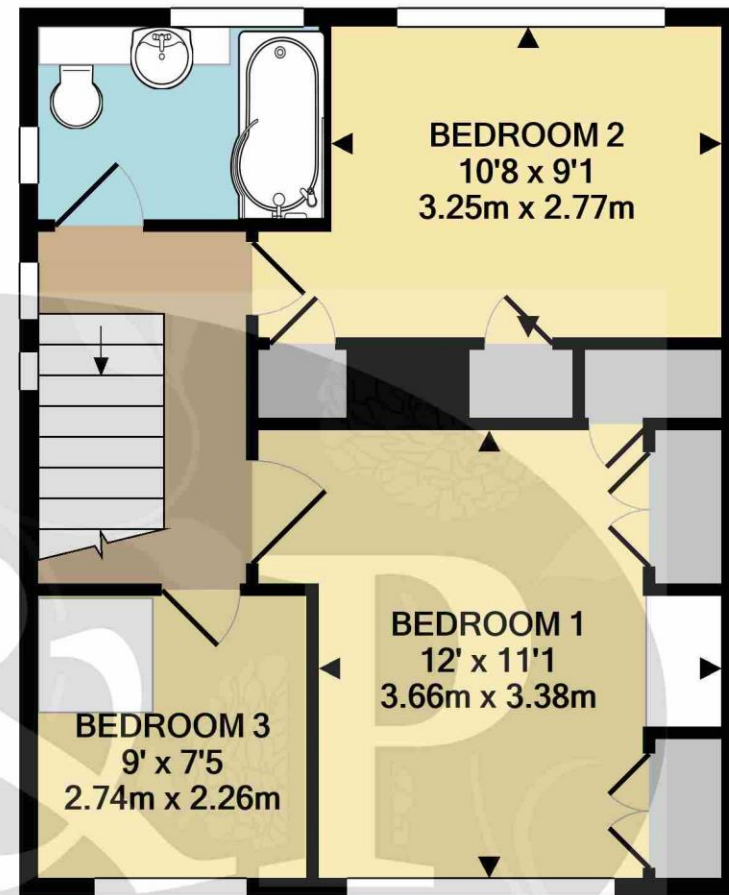
IMPORTANT NOTICE: We have endeavored to ensure the details of this property are accurate, however all measurements are approximate and none of the statements contained in these particulars are to be relied on as statements of fact. They do not constitute any part of an offer or contract. We have no authority 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. 2/17/2020 1:58 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
APPROX. FLOOR
AREA 411 SQ.FT.
(38.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 411 SQ.FT.
(38.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 822 SQ.FT. (76.4 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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