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Martin & Pole

Established 1846

ESTATE AGENTS



18 Allendale Road, Earley, Reading, RG6 7PB - Price OIEO £475,000 Freehold

A 4 bedroom family home, with solar panels, just a few hundred yards from Aldryngton Primary School

Solar panels, 4 bedrooms, large refitted family bathroom (possible scope for an ensuite), lounge, dining room, kitchen, garage, southwest facing rear gardens.



A northeast facing Gough Cooper semi-detached house constructed about 60 years ago and extended at a later date. A particular feature of the property is the large family bathroom with separate shower. The layout may offer the opportunity to create an ensuite off one of the bedrooms.

Allendale Road is close to Aldyrngton 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 close to Maiden Erlegh Nature Reserve and there is a doctor's surgery and dentist not too far away.

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 London then lies about 40 miles away and Heathrow airport about 20 miles away.

EER: D59

Council Tax: E

Floor Area (from EPC): 94 m² (1011 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. 6/18/2020 4:43 PM

For further information or an appointment to view please contact our Earley branch on:
0118 926 4422 or earley@martinpole.co.uk

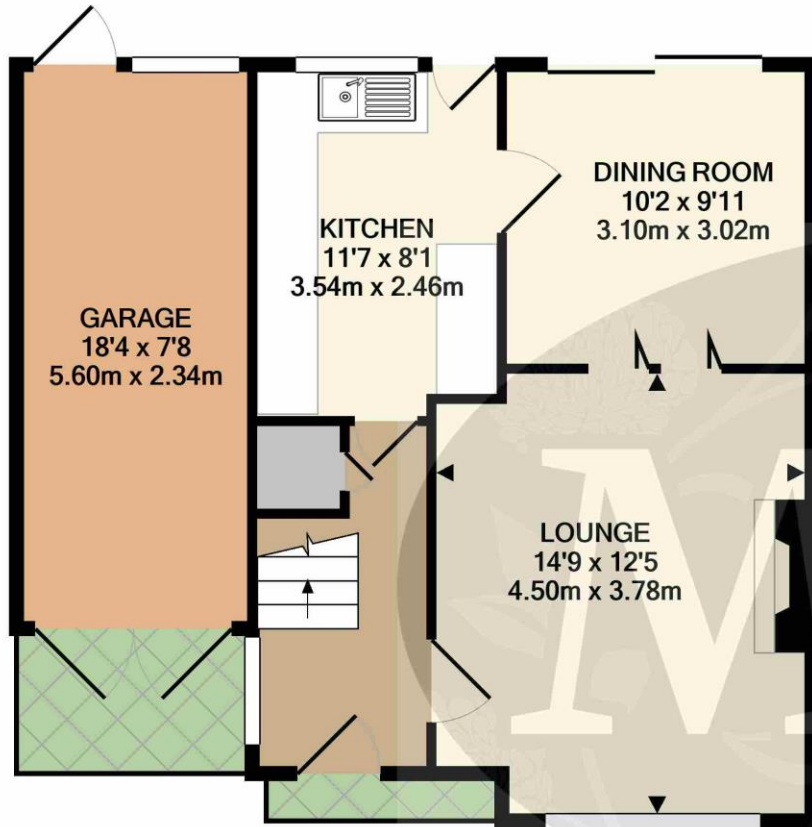
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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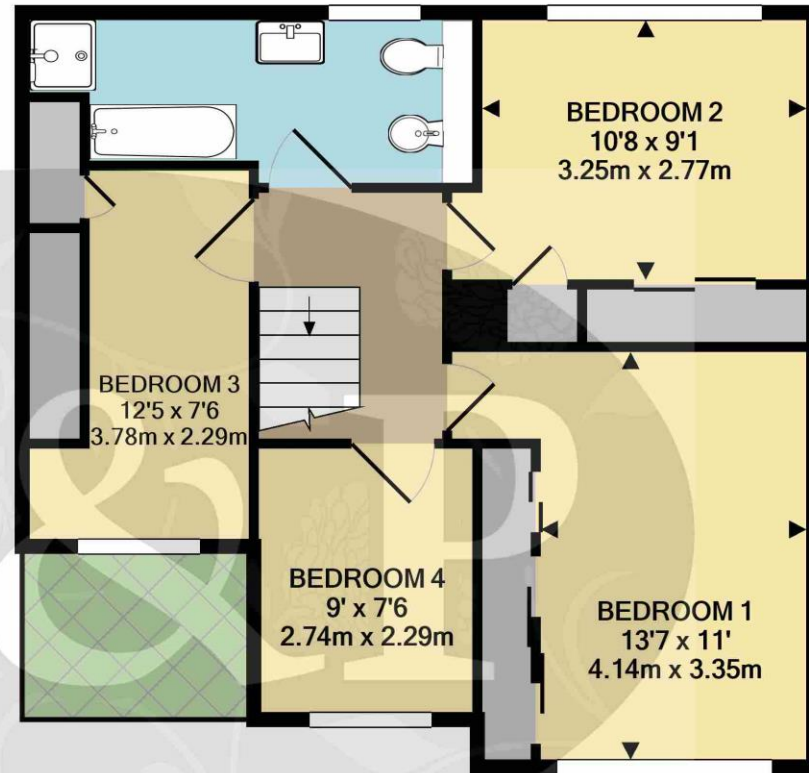
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GROUND FLOOR
APPROX. FLOOR
AREA 578 SQ.FT.
(53.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 564 SQ.FT.
(52.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1142 SQ.FT. (106.1 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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