



RICS

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Martin & Pole
Established 1846

ESTATE AGENTS

147 Silverdale Road, Earley, Reading, RG6 7ND



Within the Aldrynton school catchment...

Also within the Maiden Erlegh school catchment – only about 300 yards from the schools themselves.

A beautifully presented, extended family home.

4 bedrooms, ensuite shower room, family bathroom, lounge, stylish kitchen/ breakfast room, driveway parking for several cars, detached garage, gardens extending to about 80 feet in depth.

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



Price £525,000 Freehold

147 Silverdale Road, Earley, Reading, RG6 7ND

DESCRIPTION/LOCATION: Constructed about 60 years ago by Gough Cooper and extended and modernised more recently by the current owners. Many of the properties on this development have been extended further, particularly on the ground floor, so it may be that this property offers even further potential for enlargement if required (subject to necessary consents).

The location is particularly convenient with regular bus routes along the road leading past the University, Royal Berkshire Hospital and into the town centre where there is a main line railway station with services to various parts of the country including fast services to Paddington and services to Waterloo running through the nearby Earley railway station. The property is close by to Maiden Erlegh Nature Reserve and there are doctors and dental surgeries within the area. As well as the ever-popular state schools, there are private and grammar schools within reasonable distance. 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 lies about 40 miles and Heathrow airport about 20 miles away.

ACCOMMODATION: The accommodation briefly comprises (all dimensions are approximate):

On the Ground Floor:

Entrance Porch: An open entrance porch with double glazed door with leaded light decoration and double glazed side lights leading to the:

Hallway: Double glazed window, wood flooring, small under stairs storage cupboard, radiator.

Lounge 17'2 maximum x 12'4 maximum: Double glazed window, attractive coal effect fireplace with mantle, surround and hearth, wall lights.

Kitchen/ Dining Room 18'9 x 11'7 maximum and 9'11 minimum: Double glazed window, double glazed French doors to the garden, a well fitted room with an extensive range of eye and base level units, 'quartz' worktops, inset sink with mixer tap, integrated dishwasher, integrated fridge and freezer, space for range cooker, breakfast bar, radiator, tiled floor.

Outside:

Front Garden: Open plan and laid to lawn with block paved driveway for 4 cars, with further driveway at the side, accessed through twin wooden gates, which leads to the:

Garage: Detached from property with up and over door and door to the side.

Rear Gardens: Measuring approximately 80 feet in depth with a full width paved patio leading onto an expanse of lawn which is divided part way down by mature hedging, with a second area of lawn beyond and a decked area at the rear.

Energy Efficiency Rating: C70

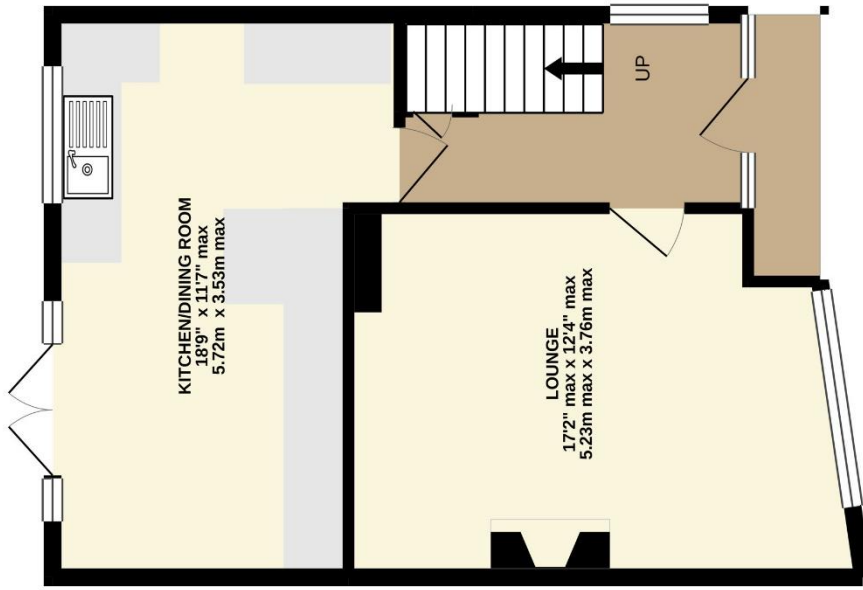
Council Tax: D

DIRECTIONS: Turn left from our offices on Silverdale Road where number 147 will be found a short way down on the left-hand side.

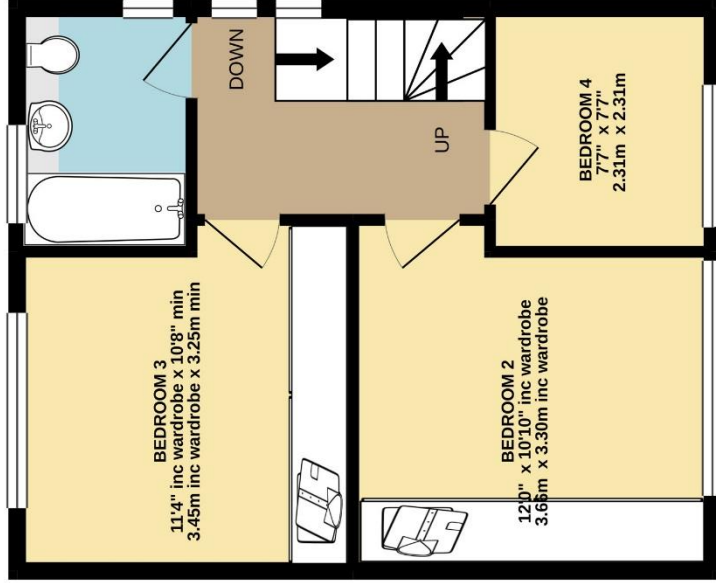
VIEWINGS: Strictly by appointment with the Vendors sole agent, Martin & Pole 0118 926 4422 enquiries@martinpole.co.uk. Viewings are subject to pre-registration and our viewing policy which will be provided upon application.

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.

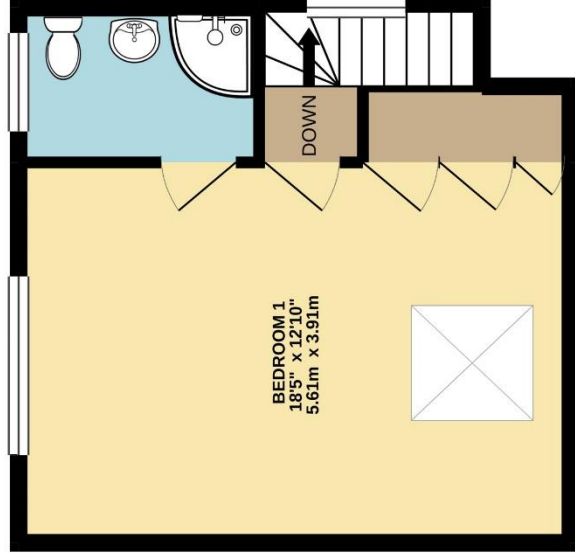
GROUND FLOOR
478 sq.ft. (44.4 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



2ND FLOOR
321 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA : 1235 sq.ft. (114.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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