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**Martin & Pole**  
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ESTATE AGENTS

## “Cariadlawn”, 65 Mill Lane, Earley, Reading, RG6 7JF



### **A detached bungalow on a good-sized plot...**

**Within the shared Maiden Erleigh catchment, Loddon Primary School catchment and not far from Earley station.**

**Potential to improve, enlarge and extend, subject to all necessary consents.**

3 bedrooms, shower room, open plan lounge and dining room, kitchen, conservatory, driveway parking for several cars, gardens extending to about 80 feet in depth, gas radiator central heating, double glazing.

For further information or an appointment to view please contact our Earley branch on 0118 926 4422 or [e@martinpole.co.uk](mailto:e@martinpole.co.uk)

**Price £400,000 Freehold**

# “Cariadlawn”, 65 Mill Lane, Earley, Reading, RG6 7JF

**DESCRIPTION/LOCATION:** A detached bungalow believed to have been originally constructed in the 1930s and extended slightly at a later date. Many of the properties in the street have been extended more substantially and it may be that similar potential exists for this property, subject to any and all necessary consents. The property has been lived in by the same owner for just over 30 years and is in our opinion perfectly habitable but may now benefit from some mild updating in places. There are particularly good-sized gardens which extend to about 80 feet in depth and the driveway at the front provides good parking.

Mill Lane is an established and popular street in what is now the shared Maiden Erlegh catchment. It also lies in the Loddon Primary School Catchment and is not too far from local shops. There are more extensive shopping facilities at the Asda and Marks & Spencer complexes in Lower Earley, or at Woodley precinct. There are local bus services providing 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. 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):

Front door leading into:

**Entrance Hall:** Access to loft space with fitted loft ladder, laminate floor, radiator.

**Dining Room 11'11" x 11':** Open plan to the lounge with laminate floor and radiator.

**Lounge 13'5" x 11'4":** Open plan from the dining room with laminate floor, radiator, sliding patio doors to the side and French doors opening onto:

**Conservatory 13' x 10' both maximum measurements:** Double glazed conservatory with radiator and French doors to the garden.

**Kitchen 11'11" x 8'5":** Fitted kitchen comprising a stainless-steel sink unit inset into worktop with a range of eye and base units, four ring hob, integrated oven, recess and plumbing for automatic washing machine, door to the side.

**Bedroom 1 10'10" x 10'10":** Double glazed window, laminate floor, radiator, range of fitted wardrobes.

**Bedroom 2 11' x 9'3":** Double glazed window, laminate floor, radiator, range of fitted wardrobes.

**Bedroom 3 10'11" x 5'6":** Double glazed window, laminate floor, radiator.

**Shower Room:** Double glazed window, tiled shower cubicle, pedestal wash hand basin, close coupled WC.

Outside:

**Front Garden:** Given over to gravel providing parking for several cars and enclosed from the road by a brick wall. Access to the rear can be gained through twin wooden gates.

**Rear Garden:** Measuring approximately 80 foot in depth by about 40 foot in width, of an east north-easterly aspect and somewhat overgrown and in need of tending. There are a number of old sheds and redundant pigeon lofts. These will be left within the sale. The plot overall is about 160 feet deep

**Energy Efficiency Rating:** D60

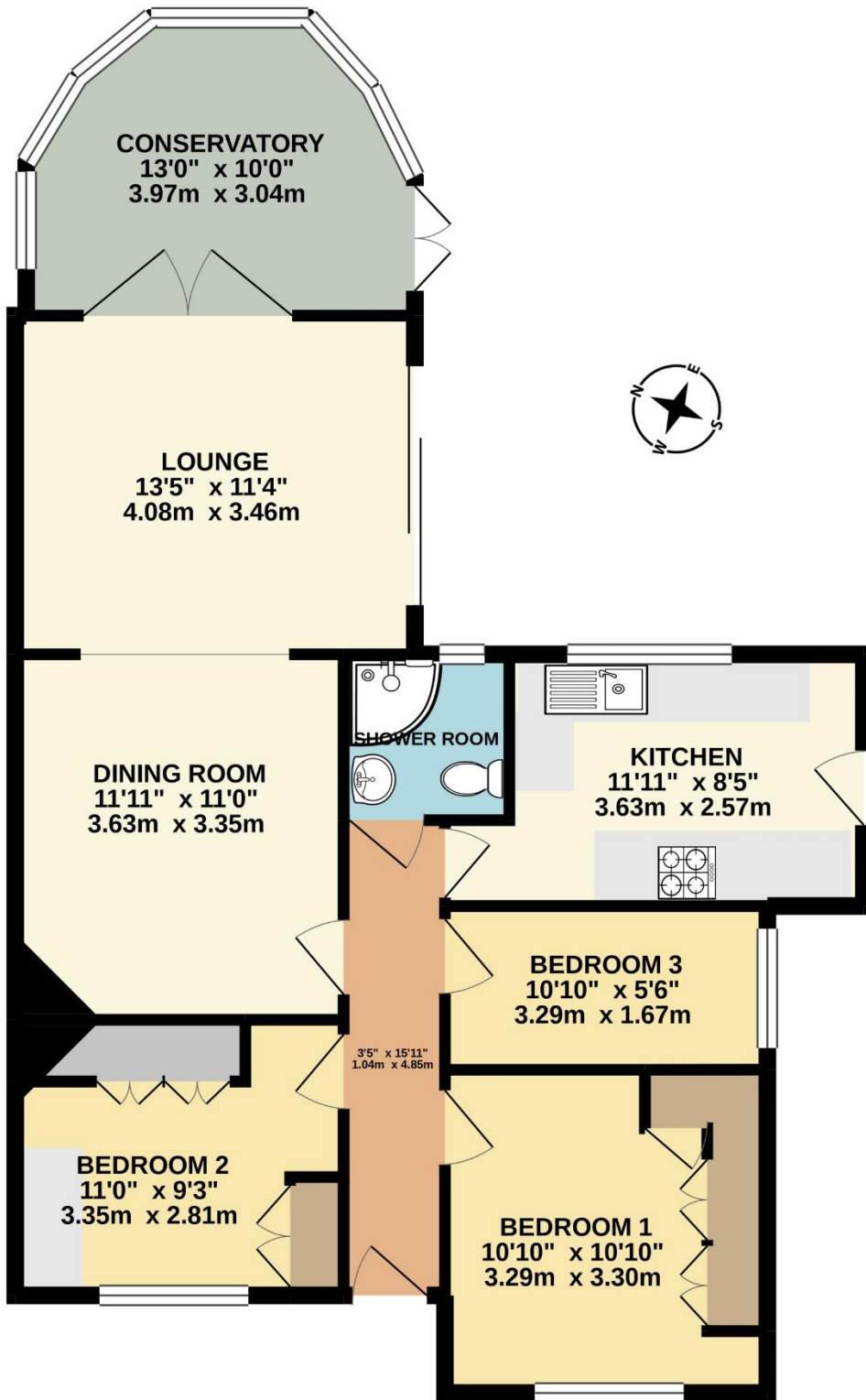
**Council Tax:** D

**DIRECTIONS:** Turn left from our offices in Earley onto Silverdale Road and at the bottom turn left onto Gipsy Lane. At the end turn left onto Mill Lane where number 65 will be found on the right-hand side next to the speed camera.

**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



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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