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Martin & Pole
Established 1846

ESTATE AGENTS

9 Repton Road, Earley, Reading, RG6 7LJ



Close to the station and with a useful ground floor suite...

A well presented and extended semi-detached home which has a lovely big kitchen/ dining room across the back of the house and a ground floor bedroom (or additional reception room) with ensuite shower room.

Within the Loddon Primary School catchment and the shared Maiden Erlegh catchment.

3 first floor bedrooms, refitted bathroom, lounge, dining room (now used as an office), ground floor suite comprising bedroom and shower room, large kitchen/ dining room, utility room, block paved driveway, gardens, 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

Price £530,000 Freehold

9 Repton Road, Earley, Reading, RG6 7LJ

DESCRIPTION/LOCATION: A two story semi-detached house constructed by Gough Cooper about 60 years ago and extended more recently. Although already a generously proportioned property, many houses in the area have also carried out loft conversions so it may be that similar potential exists for this property, subject to necessary consents.

Repton Road is a naturally quiet street with the adjacent Kenton Road and Finch Road taking most through traffic. It mainly comprises other semi-detached houses of similar calibre and some bungalows. It is within the catchment of popular primary and state schools and there are local shops on Silverdale Road with more extensive facilities at the Asda and Marks & Spencer complexes in Lower Earley, or at Woodley precinct. Maiden Erlegh Nature Reserve and the University Campus are within easy reach. Bus services in the area provide access past the University and Royal Berkshire Hospital into the town centre where there is a main line railway station with fast services to Paddington as well as services to Waterloo running 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):

On the Ground Floor:

Double glazed front door with side lights leading to:

Hallway: BT socket, parquet floor, radiator.

Sitting Room 14' maximum x 12'3 maximum: Double glazed window, BT socket, parquet floor, radiator, double doors opening to:

Office 10'4 x 9'11: Originally the dining room, BT 2 line socket, parquet floor, a range of storage cupboards, radiator, doors opening to:

Kitchen/ Dining Room 28'6 x 9'9 minimum: An impressive room with bifold double glazed doors leading onto the garden, quartz tiled flooring which flows through the inner hallway, ground floor bedroom and shower room, a kitchen fitted with a 1.5 bowl sink unit with mixer tap inset into a range of work surfaces with units below, further range of eye and base level units with drawers, 5 ring gas hob, oven below, space for American style fridge & freezer, space for dishwasher, radiator, skylight Velux electric remote control windows to the dining area.

Inner Hallway: Quartz tiled floor.

Utility Room 7'1 x 4'7: Fitted with 1.5 bowl stainless steel sink unit inset into work surface with units below, further eye and base level units, recess and plumbing for automatic washing machine.

Guest Suite 14'11 x 7'1 maximum: A useful room which could be used as a bedroom or additional reception room with double glazed window, skylight Velux electric remote control windows, quartz tiled floor, radiator.

En suite Shower Room: Accessed both from the ground floor suite and from the inner hallway, skylight Velux electric remote control window, fitted suite comprising shower cubicle, close coupled WC with concealed cistern, wash hand basin inset into vanity unit, quartz tiled floor, chrome heater ladder towel rail.

On the First Floor:

Landing: Access to a boarded loft (approx. 12'1 x 11'7 with light and ladder, hot water megaflo system, Velux double glazed window, eaves space, large cupboard), double glazed window.

Bedroom 1 14' x 10' minimum: Double glazed window, BT 2 line socket, range of storage, radiator.

Bedroom 2 10'10 x 9'11: Double glazed window, Virgin line socket, fitted double wardrobe, radiator.

Bedroom 3 9' x 8'5: Double glazed window, cupboard above the stairwell, wood effect laminate floor, radiator

Bathroom: Opaque double-glazed window, refitted suite comprising panel enclosed 'jacuzzi' bath with Aqualisa power shower over, close couple WC, wash hand basin inset into vanity unit, tiled walls, tiled floor, chrome heated ladder towel rail, underfloor heating.

Outside:

Front Garden: To the front of the property the garden has been given over to block paving providing parking for at least 2 cars.

Rear Garden: Extending to about 58 feet in depth to 35 feet in width with a decked and patio area leading onto an expanse of lawn.

Energy Efficiency Rating: D66

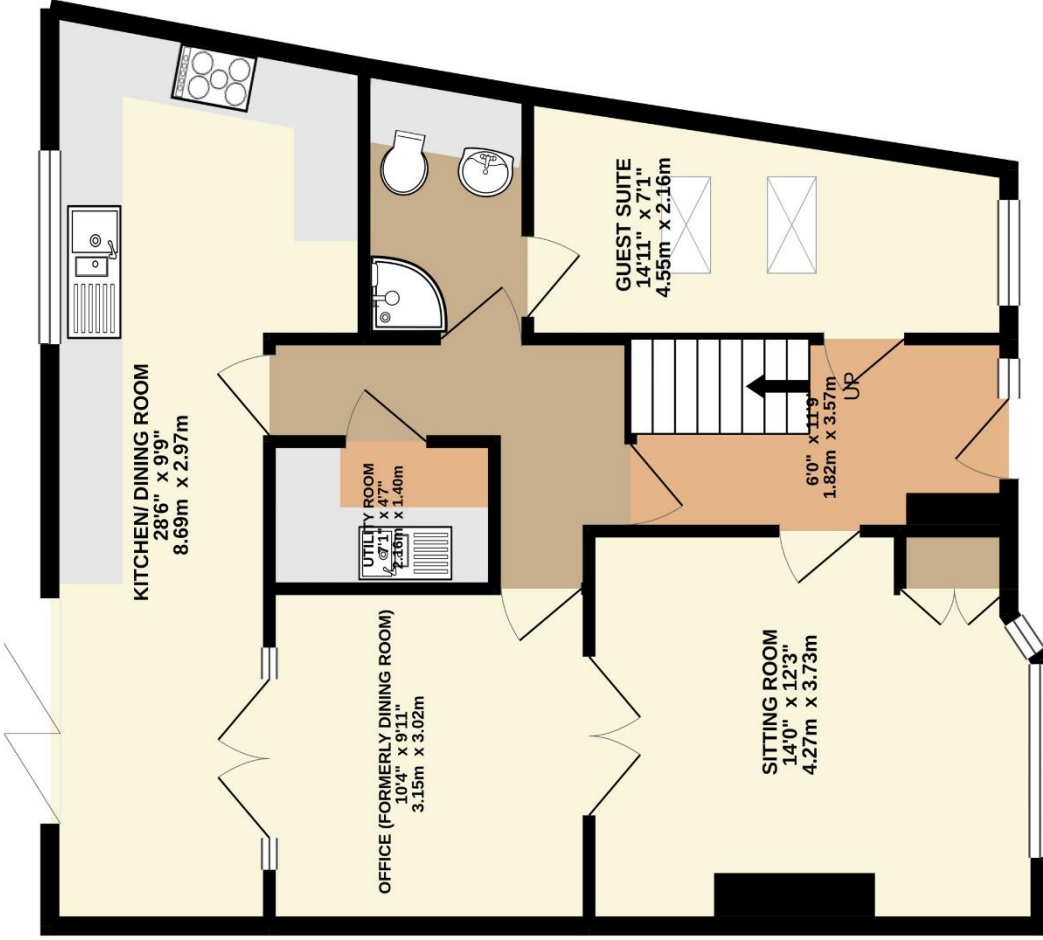
Council Tax: D

DIRECTIONS: Turning left from our offices in Earley onto the Silverdale Road, taking the 5th turning on the left into Repton Road. Number 9 will be found towards the other end on the right-hand side.

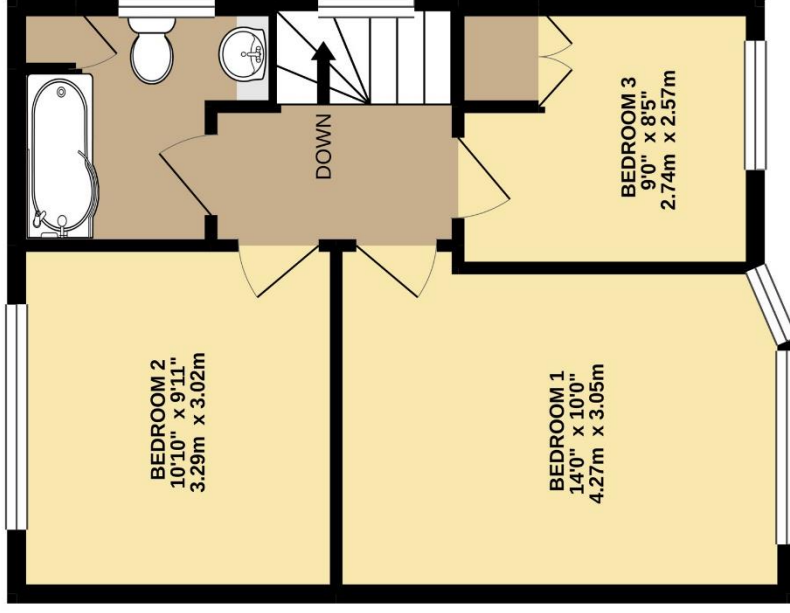
VIEWINGS: Strictly by appointment with the Vendors sole agent, Martin & Pole 0118 926 4422 enquiries@martinpole.co.uk. Viewings are subject to pre-registration and our viewing policy which will be provided upon application.

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



1ST 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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