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Martin & Pole

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42 Sevenoaks Road, Earley, Reading, RG6 7NT - Price £580,000

An extended family home with good-sized gardens, immediately close by to Aldryngton and Maiden Erlegh…

Martin & Pole

RICS Regulated by RICS

The Property Ombudsman

Currently arranged as 3 large bedrooms but with the obvious potential for 4 or even 5 bedrooms if preferred; ensuite shower room, family bathroom, large landing with study area, lounge, open-plan kitchen/ dining room opening onto sitting room, utility room, cloakroom, driveway parking for several cars, good-sized southerly aspect gardens, gas radiator central heating, double glazing.



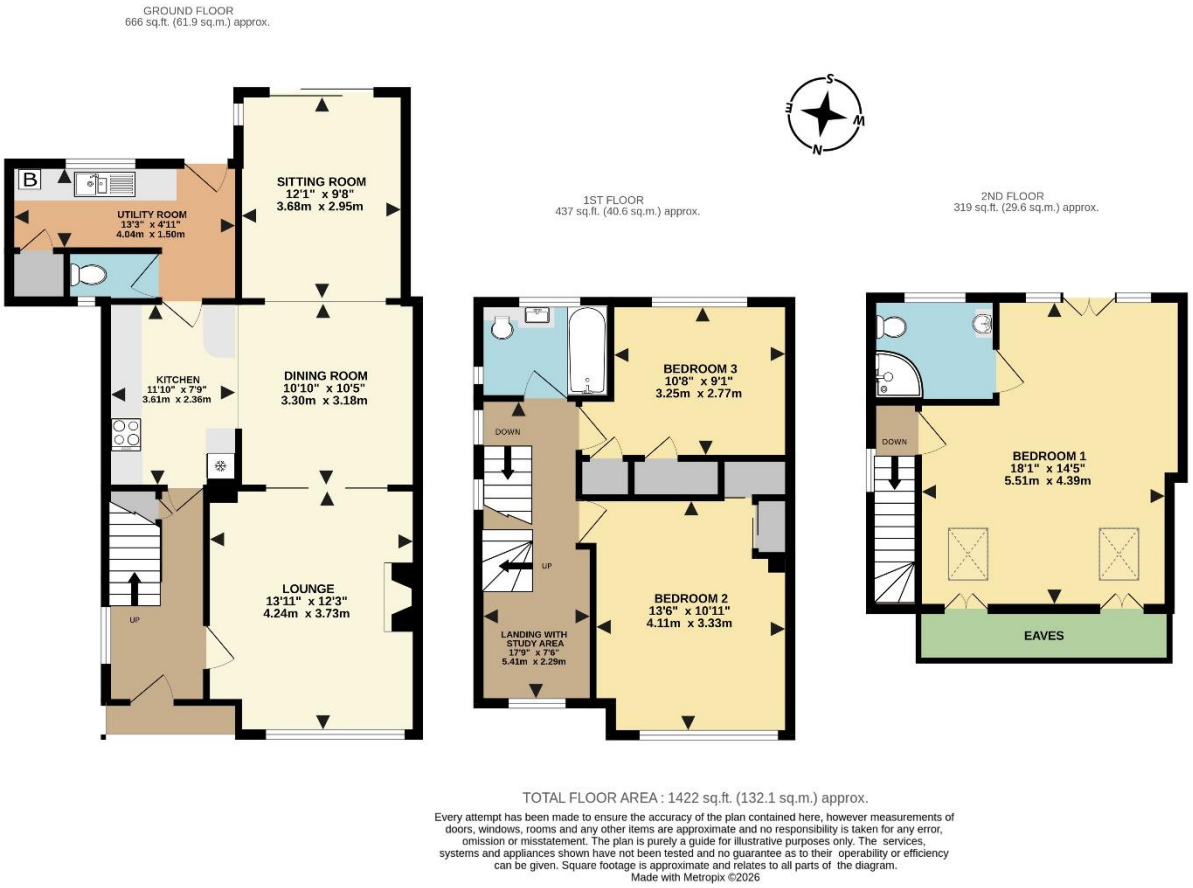












For further information or an appointment to view please contact our Earley branch on:

0118 926 4422 or earley@martinpole.co.uk

A Gough Cooper semi-detached house which has been enlarged by way of an extension across the rear and a loft conversion. What was originally bedroom 3 on the first floor has been opened into the landing to provide a useful study but could easily be changed back to a separate bedroom if required. The large ensuite bedroom on the second floor also has potential – other properties with similar loft conversions have chosen to create two large single bedrooms with a separately approached bathroom instead.

The property is just yards from Aldryngton and Maiden Erlegh schools and also close to the University and Maiden Erlegh lake. There are shops available at The Parade with more extensive shopping facilities at the Asda and Marks & Spencer complexes in Lower Earley.

Local bus services run past the University and Royal Berkshire Hospital into Reading town centre, where the main line railway station provides services to Paddington, on the Elizabeth Line, and also to Waterloo which run through the nearby Earley Railway Station.

The M4 motorway can be accessed either at Junction 11, where there is also the A33 south to Basingstoke, as well as Green Park and its new railway station; or at Junction 10 where London then lies approximately 40 miles away and Heathrow Airport approximately 28 miles away

EER: D61 **Council Tax:** D **Tenure:** Freehold

The Ofcom website provides information about broadband availability and mobile networks.

Services: All mains services are believed to be connected.

AMLR, SANCTION, PEP & IDENTITY CHECKS: Estate Agents are required by law to carry out Anti Money Laundering Regulation, Sanction, Politically Exposed Person, Identity and Source of Funds checks on prospective purchasers when their offer is accepted. We do this using a company called Landmark Information Group and is currently charged at £30 per person. This charge is non-refundable. Company or differently structured purchases may carry additional charges.

IMPORTANT NOTICE: We have endeavoured 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 may pay us a referral fee. The value of this fee can vary. We do not receive a referral fee from the solicitor.

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