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7 Chelwood Road, Earley, Reading, RG6 5QG - Price £660,000

Beautifully presented and extended family home in the Aldryngton and traditional Maiden Erlegh catchments, close to Maiden Erlegh Nature Reserve…

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RICS Regulated by RICS

The Property Ombudsman

4 bedrooms, 2 shower rooms, lounge, dining room, stylish kitchen/ breakfast room, office/ study, detached garden studio, driveway parking, double glazing, gas radiator central heating, no onward chain.













An excellent example of an extended Gough Cooper half-cottage, providing superb family accommodation and set close to sought-after schools.

The property is within easy reach of the University and there are good shopping facilities available at the Asda and Marks & Spencer complexes in Lower Earley.

Bus services in the area provide access into Reading town centre, where the main line railway station has fast services to Paddington, services on the Elizabeth line, and services to Waterloo running 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.

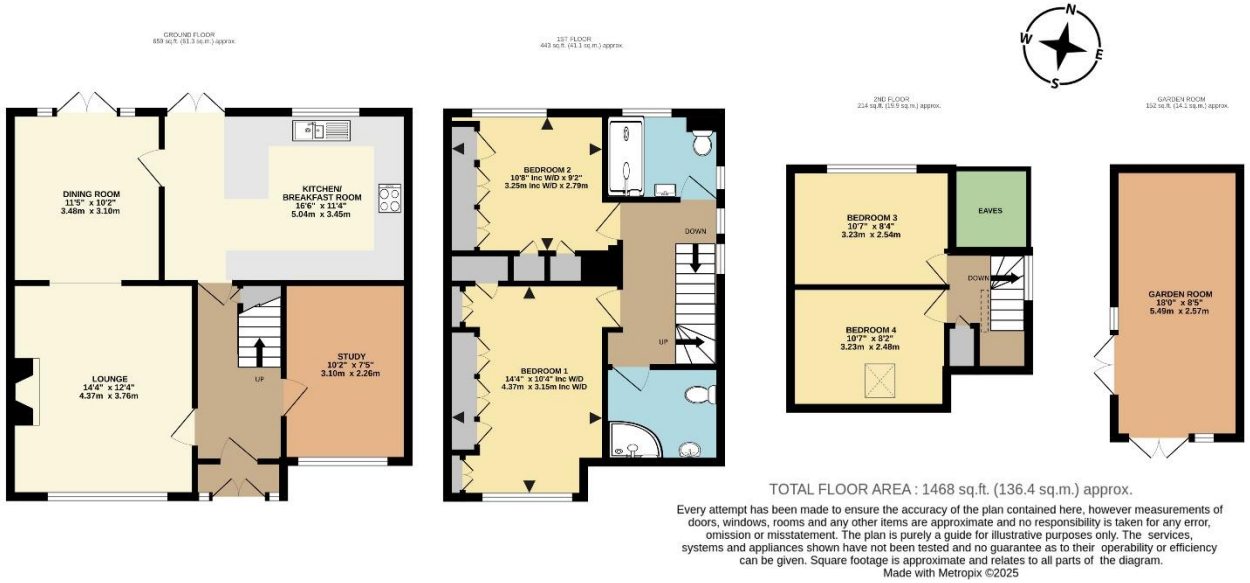
EER: C69 **Council Tax:** E **Tenure:** Freehold

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.



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

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