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26 Avalon Road, Earley, Reading, RG6 7NS - Price £500,000

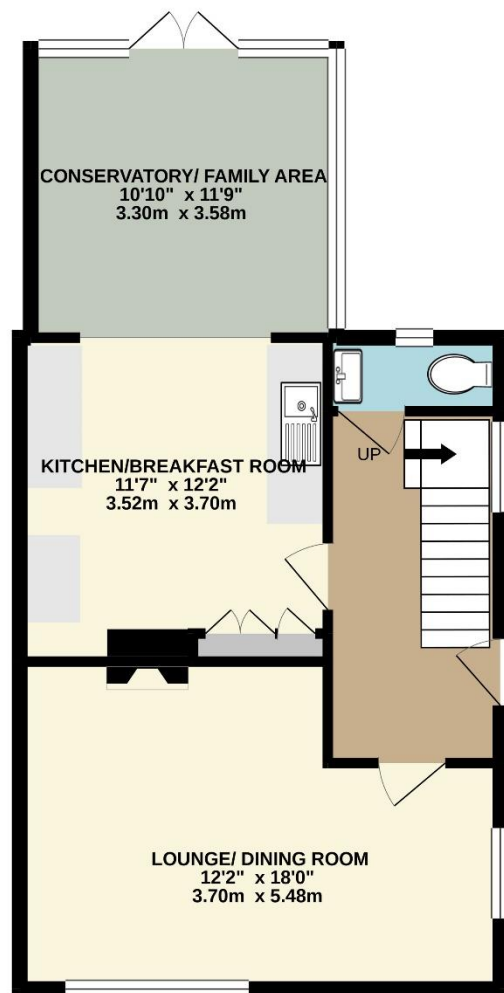
Aldryington and Maiden Erlegh catchment | Close to the Station | Downstairs
cloakroom



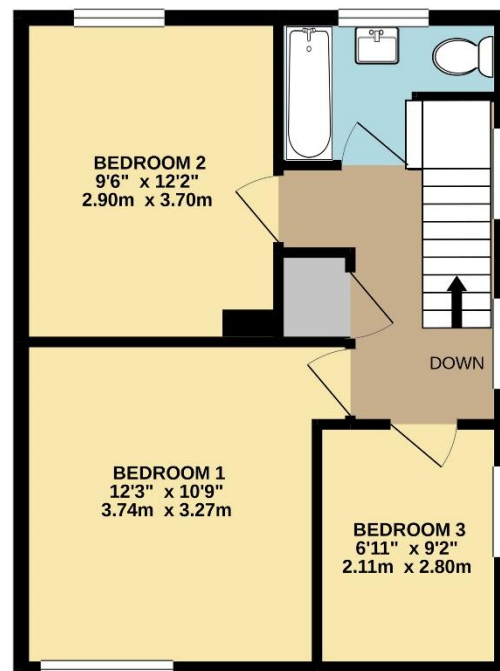
3 bedrooms, family bathroom, lounge, open-plan kitchen/ breakfast room and dining room, downstairs cloakroom, driveway parking, gardens, gas radiator central heating, double glazing.



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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A Gough Cooper semi-detached family home set only a few hundred yards from Aldryngton and Maiden Erlegh schools, and also within easy reach of the local shops. There are more extensive shopping facilities at the Asda and Marks & Spencer complexes, or at Woodley precinct. Bus services locally provide access into Reading town centre, where the main line railway station offers services to Paddington, services on the Elizabeth line, and services 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.

Please note that the photographs were taken in 2021. The property has not been altered since, but the layout of the furniture has changed.

EER: E48 **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.

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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