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**Martin & Pole**  
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Residential & Commercial Estate Agents  
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Chartered Surveyors & Estate Agents



## 202 Silverdale Road, Earley, Reading, RG6 7NB - Price £625,000

A beautifully presented, extended family home with an impressive open plan kitchen/dining & family room overlooking south facing gardens. About 300 metres to the entrances of Aldryington and Maiden Erlegh schools...

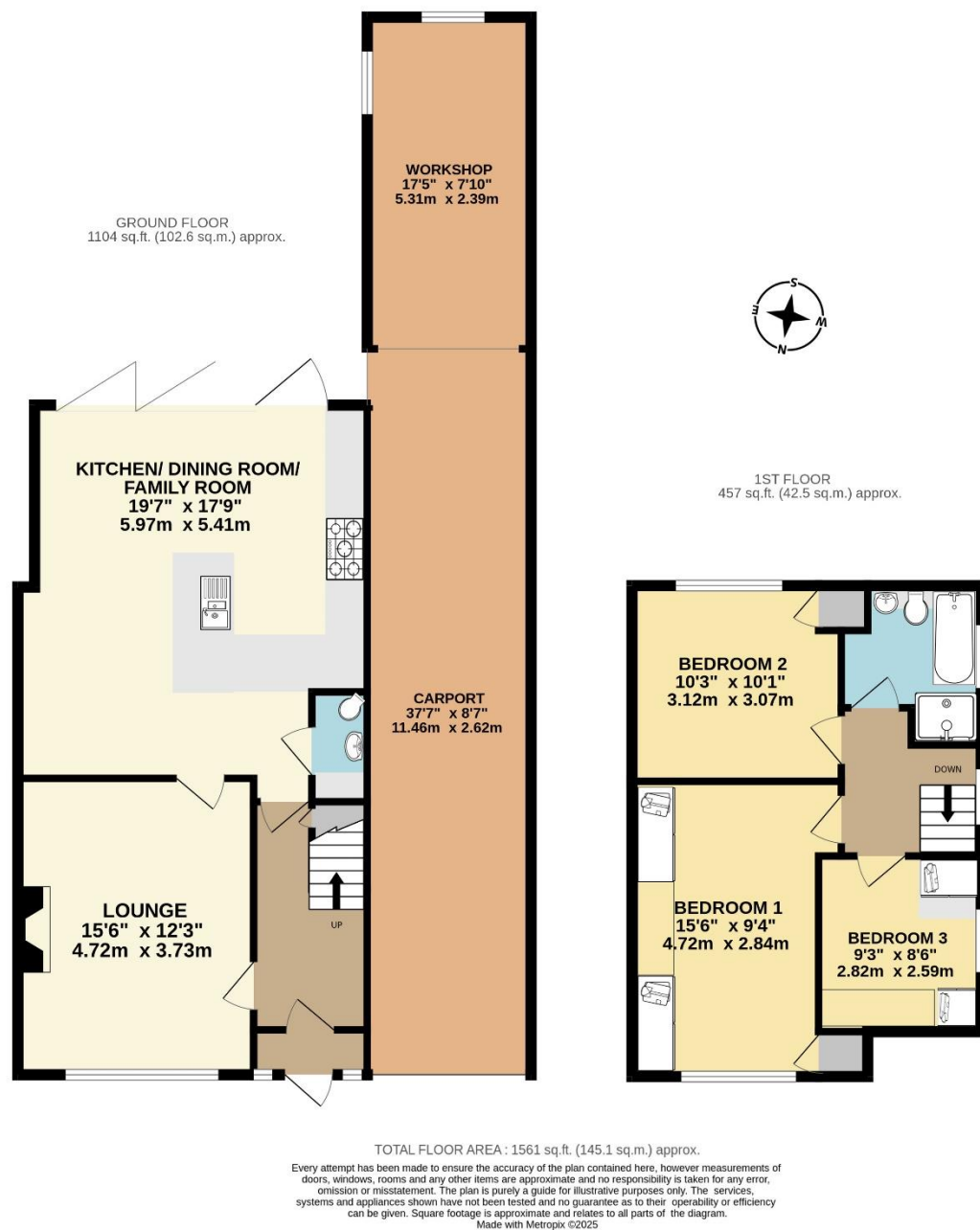




**3 bedrooms, remodelled bathroom suite including separate shower; lounge, large open-plan kitchen/ dining room/ family room, downstairs cloakroom, approx. 38ft carport, useful workshop/ outbuilding, gas radiator central heating, double glazing.**







A well-presented and maintained Gough Cooper, half-cottage style semi-detached house close to Maiden Erlegh Lake, Earley Railway Station and the University. The property benefits from excellent communication links, both by car and public transport, and is being sold with no onward chain.

**EER:** E51 **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.

**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:**

**0118 926 4422 or [earley@martinpole.co.uk](mailto:earley@martinpole.co.uk)**



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