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**Martin & Pole**  
inc. Watts & Son est. 1846

Residential & Commercial Estate Agents  
Sales • Lettings • Auctioneers • Valuers

Chartered Surveyors & Estate Agents



**42 Lunds Farm Road, Woodley, Reading, RG5 4PY- Price £425,000**

**A large and well-presented end of terrace family home in Willow Bank and Waingels catchment...**





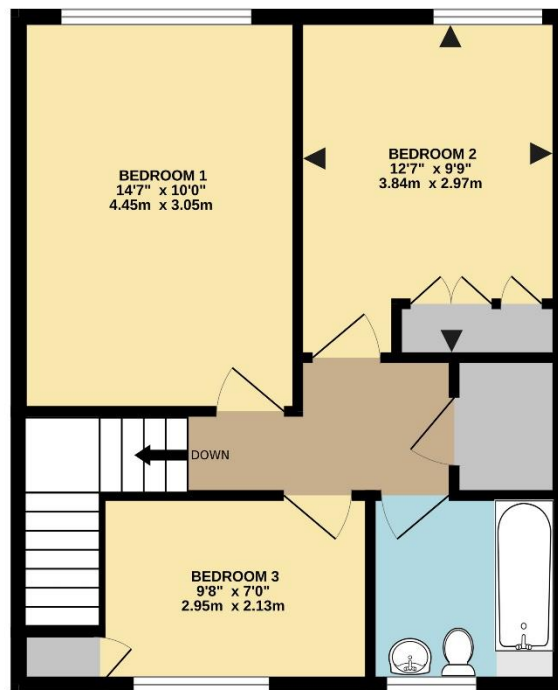
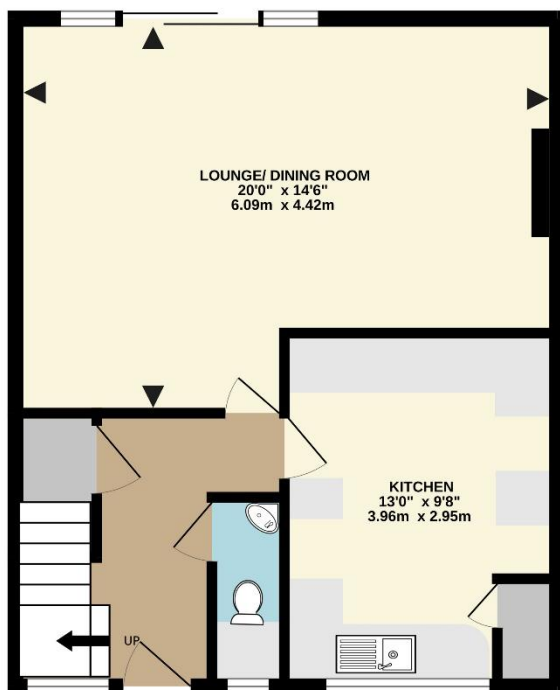
**3 bedrooms, bathroom, L-shaped lounge/ dining room, large kitchen, downstairs cloakroom, good-sized gardens at rear and side, gas radiator central heating, double glazing, garage in nearby block.**



GROUND FLOOR  
488 sq.ft. (45.4 sq.m.) approx.



1ST FLOOR  
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA: 980 sq.ft. (91.0 sq.m.) approx.

Every attempt has been made to ensure the accuracy of the plan contained here, however measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is purely a guide for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Square footage is approximate and relates to all parts of the diagram.  
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Set in a popular and established North Woodley location, close to good schools, parks and local shops, with more extensive facilities at the nearby Woodley precinct.

The property appears to have been well maintained over the years with a modern boiler, double-glazed windows and bathroom, and is now being sold with no onward chain.

Local bus services in the area provide access into Reading town centre, where the main line railway station has services on the Elizabeth line, to Paddington, and also to Waterloo which run through Winnersh Triangle Railway Station.

Both the A4 and M4 motorway network are within easy reach. From junction 10 of the M4 London lies approximately 40 miles away and Heathrow Airport approximately 28 miles away.

**EER:** D64 **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 & IDENTITY CHECKS:** Estate Agents are required by law to carry out Anti Money Laundering Regulation, sanction and identity checks on prospective purchasers before their offer to buy can be formally accepted; and on tenants before they enter into a tenancy agreement. We do this using a company called Hipla and is charged at £24 per person.

**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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