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

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

Chartered Surveyors & Estate Agents



103 Silverdale Road, Earley, Reading, RG6 7NE - Price £615,000

Aldrynton and Maiden Erlegh catchments | Extended family accommodation |

Close to station



4 bedrooms, small first floor study, family bathroom, separate family shower room, sitting room, dining room, kitchen/ breakfast room, downstairs cloakroom, driveway parking, garage, gas radiator central heating, double glazing.



A two-storey semi-detached house constructed about 60 years ago by Gough Cooper and extended and modernised more recently. It has the considerable benefit of two separately approached bath/ shower rooms as well as a small first floor study and downstairs cloakroom.

The property is set in the popular Aldrynton Primary School designated area and the traditional Maiden Erlegh catchment.

It is close by to Maiden Erlegh Lake and not far from the University. There are local shops available at The Parade and bus services provide access into Reading town centre where there is a mainline railway station with fast services to Paddington, services on the Elizabeth line, and also services to Waterloo, which run through the nearby Earley railway station.

The M4 motorway can be joined either at Junction 11, where there is also the A33 south towards Basingstoke, or at Junction 10 where London then lies about 40 miles away and Heathrow Airport about 28 miles away.

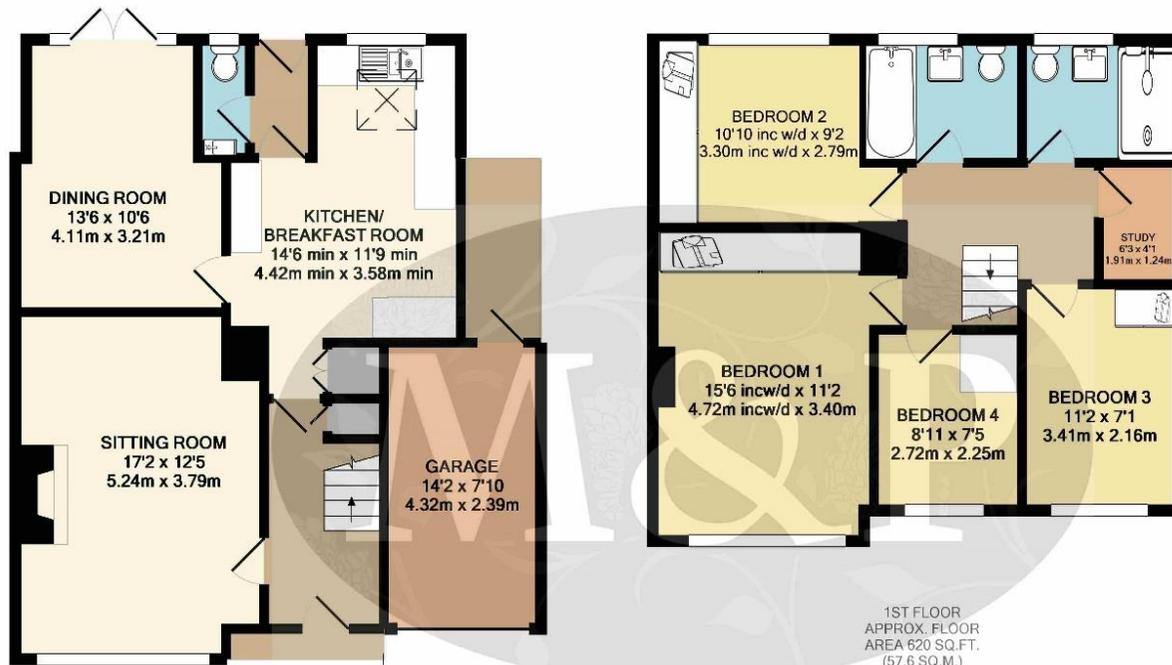
**EER:** tbc **Council Tax:** E **Tenure:** Freehold

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

Services: All mains services are believed to be connected.

**AMLR, SANCTION & 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; on tenants before they enter into a tenancy agreement; and on clients when accepting instructions to sell or let their property. We do this using a company called Hipla and is charged at £12 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.



GROUND FLOOR  
APPROX. FLOOR  
AREA 763 SQ.FT.  
(70.9 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 620 SQ.FT.  
(57.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1383 SQ.FT. (128.5 SQ.M.)

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 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. Spatial footage is approximate and relates to all parts of the design.  
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**For further information or an appointment to view please contact our Earley branch on:**

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