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

Chartered Surveyors & Estate Agents



**42 Sevenoaks Road, Earley, Reading, RG6 7NT - Price £600,000**

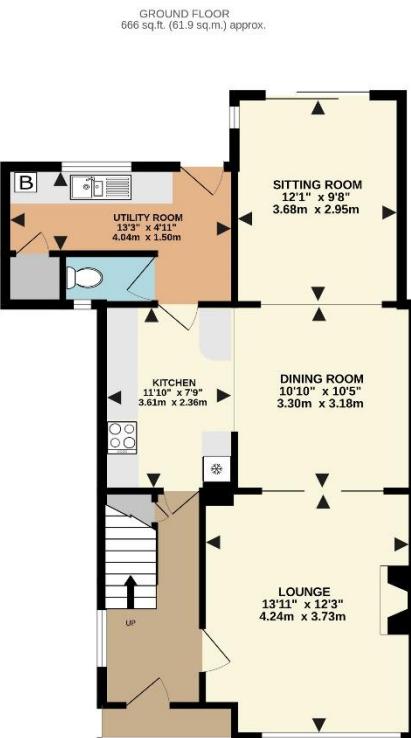
An extended family home with good-sized gardens, immediately close by to Aldryngton and Maiden Erlegh...



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Currently arranged as 3 large bedrooms but with the obvious potential for 4 or even 5 bedrooms if preferred; ensuite shower room, family bathroom, large landing with study area, lounge, open-plan kitchen/ dining room opening onto sitting room, utility room, cloakroom, driveway parking for several cars, good-sized southerly aspect gardens, gas radiator central heating, double glazing.





2ND FLOOR  
319 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA : 1422 sq.ft. (132.1 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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A Gough Cooper semi-detached house which has been enlarged by way of an extension across the rear and a loft conversion. What was originally bedroom 3 on the first floor has been opened into the landing to provide a useful study but could easily be changed back to a separate bedroom if required. The large ensuite bedroom on the second floor also has potential – other properties with similar loft conversions have chosen to create two large single bedrooms with a separately approached bathroom instead.

The property is just yards from Aldryngton and Maiden Erlegh schools and also close to the University and Maiden Erlegh lake. There are shops available at The Parade with more extensive shopping facilities at the Asda and Marks & Spencer complexes in Lower Earley.

Local bus services run past the University and Royal Berkshire Hospital into Reading town centre, where the main line railway station provides services to Paddington, on the Elizabeth Line, and also 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

**EER:** tbc   **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.

**AML, 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.

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