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# Martin & Pole

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Residential & Commercial Estate Agents  
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Chartered Surveyors & Estate Agents



26 Sevenoaks Road, Earley, Reading, RG6 7NT - Price £540,000

Just yards from Aldrynton and Maiden Erlegh schools, a semi-detached family home with secluded south-facing gardens and lots of potential for enlargement if required (stp)

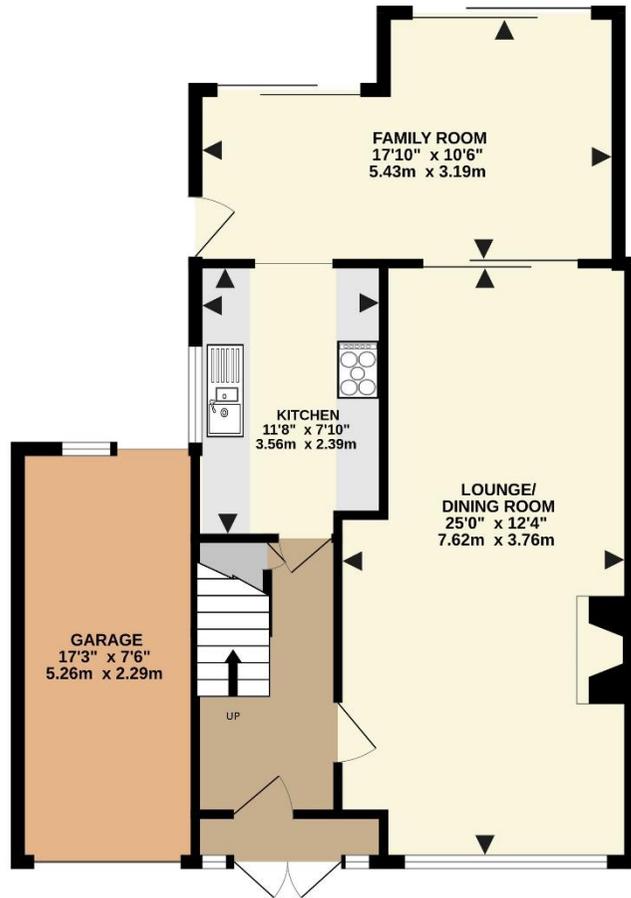
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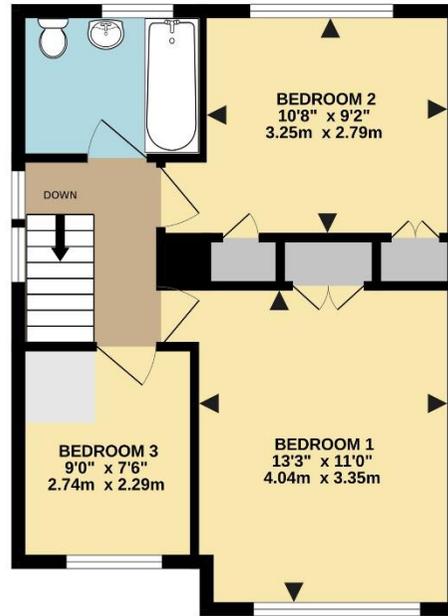
3 bedrooms, family bathroom, lounge/ dining room, kitchen opening onto a breakfast room/ family room, garage, gas radiator central heating, mostly double glazed, driveway parking for several cars, southerly aspect gardens.



GROUND FLOOR  
740 sq.ft. (68.8 sq.m.) approx.



1ST FLOOR  
440 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA: 1180 sq.ft. (109.6 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 family home which has been enlarged by way of an extension across the rear. Many properties in the area have been enlarged further by way of loft conversions, so the same potential may exist for this property, subject to any necessary consents. The property is being offered with no onward chain.

The property is just yards from Aldrynton 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: D61 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, PEP & IDENTITY CHECKS:** Estate Agents are required by law to carry out Anti Money Laundering Regulation, Sanction, Politically Exposed Person and Identity checks on prospective purchasers before their offer to buy can be formally accepted. 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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