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inc. Watts & Son est. 1846

Residential & Commercial Estate Agents  
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Chartered Surveyors & Estate Agents



56 Hillside Road, Earley, Reading, RG6 7LP – Price £650,000

Lodden and traditional Maiden Erlegh catchments | Close to the Station | Generous and versatile family accommodation | West-facing gardens





5 bedrooms comprising 3 first-floor double bedrooms, one with an additional eaves play area; ensuite shower room, family bathroom, 2 ground-floor double bedrooms (one currently being used as a 3<sup>rd</sup> reception room), 2 further reception rooms, kitchen, ground-floor cloakroom and shower room, garage, driveway parking for several cars, gas radiator central heating, double glazed.





An attractive 1930s detached chalet-style property, well-presented throughout and close to local amenities, sought-after schools and communication links.

Bus services locally run into Reading town centre, where there is a main line railway station with services to Paddington, on the Elizabeth Line, and also to Waterloo which run through the nearby Earley Railway Station.

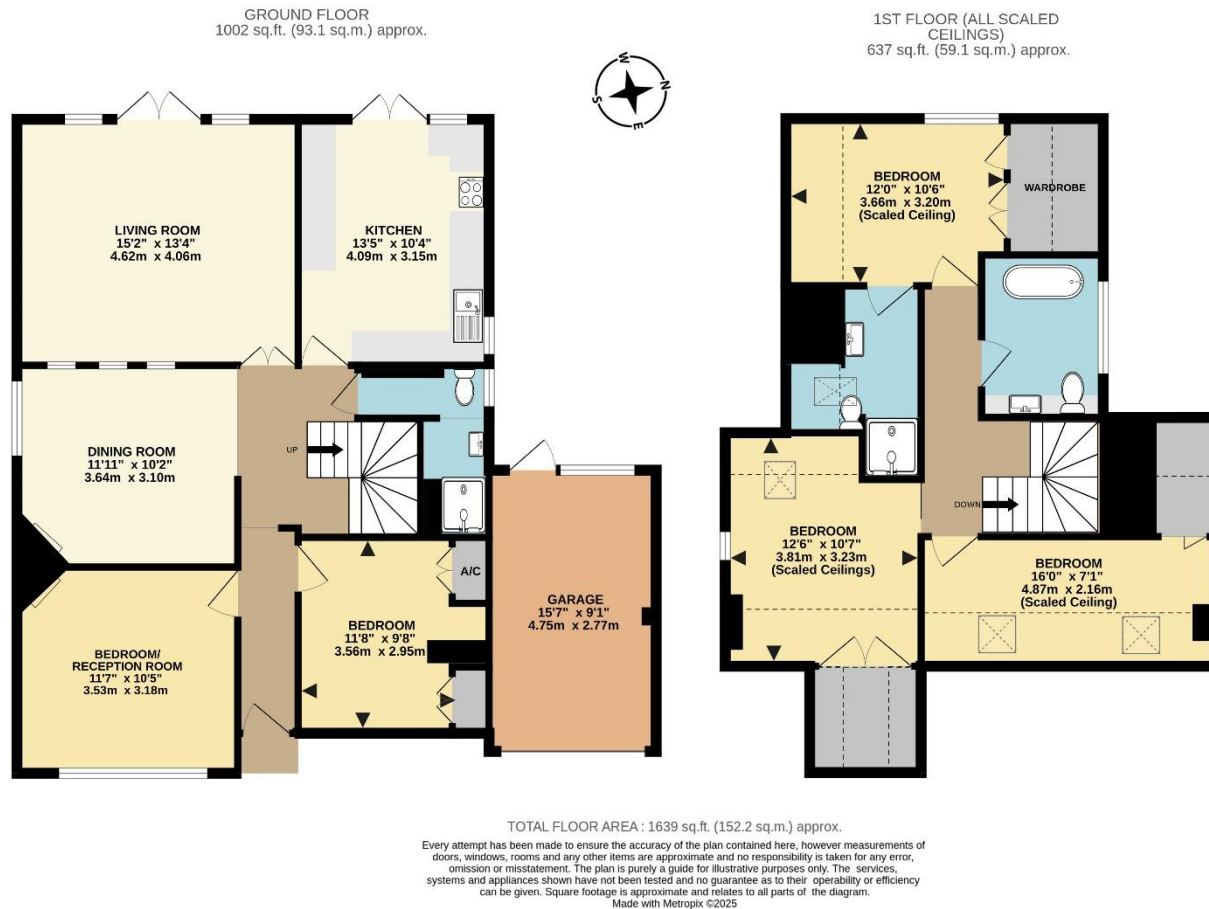
The M4 motorway can be accessed either at Junction 11, where there is also the A33 south to Basingstoke, as well as Green Park and its new railway station; or at Junction 10 where London then lies approximately 40 miles away and Heathrow Airport approximately 28 miles away

EER: D55 Council Tax: F 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 will pay us a referral fee. 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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