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**17 Finch Road, Earley, Reading, RG6 7JX – Price £550,000**

A spacious, extended 4-bedroom end of terrace family home, close to the Station and in the Maiden Erlegh and Loddon School catchments...





Large master suite of bedroom and shower room, 3 further good-sized bedrooms, family bathroom, lounge, open-plan kitchen/ dining room, family room/ play room, utility room/ office, downstairs cloakroom, generous driveway parking, gas radiator central heating, double glazing.





A 1950s built end-terraced house which has been improved and extended in recent years by the sellers. The property now offers particularly good-sized accommodation, with the significant benefit of a loft conversion and ground-floor extension. The property has a good-sized garden and plenty of parking at the front.

This is a popular area within the catchment of Loddon Primary School and in the traditional Maiden Erlegh catchment. It is also not far from Maiden Erlegh Nature Reserve or the University campus.

There are local shops available at The Parade on Silverdale Road and bus services in the area provide access into Reading town centre, where the main line railway station offers 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 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:** C69 **Council Tax:** C **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 equivalent to 30% of any fee they earn. We do not receive a referral fee from the solicitor but have traditionally received a gift at Christmas.



**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)**



16 The Parade  
Silverdale Road  
Earley Reading  
RG6 7NZ  
T: 0118 926 4422  
e@martinpole.co.uk

Associated Offices:  
Wallis House  
27 Broad Street  
Wokingham RG40 1AU  
T: 0118 978 0777  
w@martinpole.co.uk

The Auction House  
Milton Road  
Wokingham  
RG40 1DB  
T: 0118 979 0460  
a@martinpole.co.uk

Fine & Country  
Wallis House  
27 Broad Street  
Wokingham RG40 1AU  
T: 0118 989 4499  
wokingham@fineandcountry.com

[www.martinpole.co.uk](http://www.martinpole.co.uk)



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