



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

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

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

Chartered Surveyors & Estate Agents



**14 Moor Copse Close, Earley, Reading, RG6 7NA - Price £500,000**

**Cul-de-sac position within Aldrynton catchment | Large southwest facing gardens**

**In need of modernisation with superb potential | No onward chain**



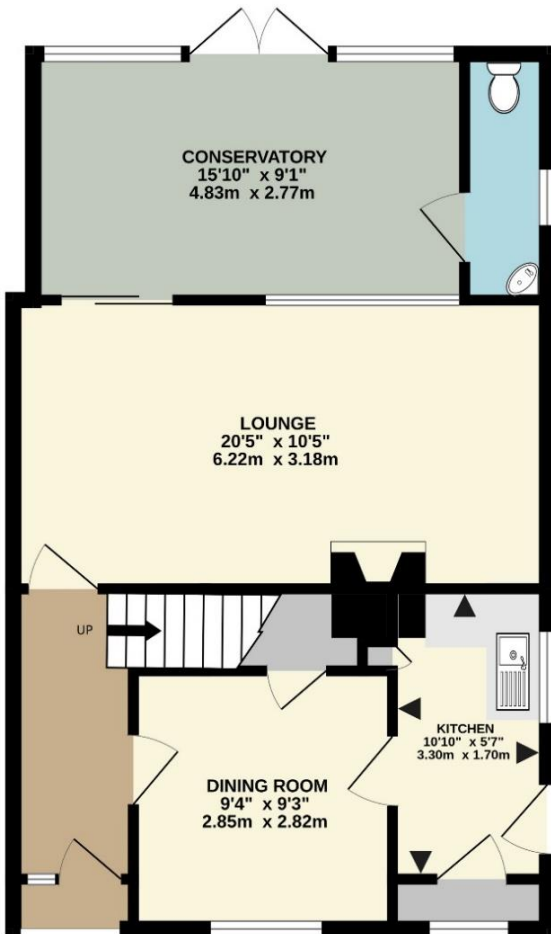


**3 bedrooms, shower room, separate WC, lounge, dining room, kitchen, conservatory, cloakroom, detached double-width garage, driveway parking, gas radiator central heating.**

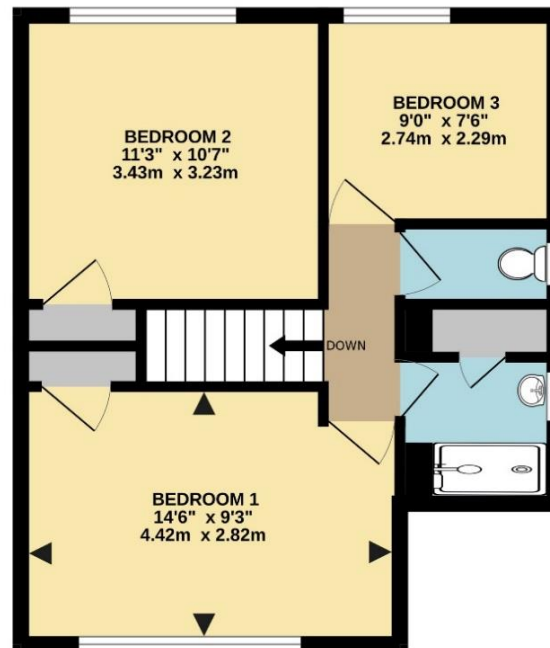




GROUND FLOOR  
593 sq.ft. (55.1 sq.m.) approx.



1ST FLOOR  
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA: 998 sq.ft. (92.7 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.  
Made with Metropix ©2024

The property is about 300 yards from Aldryngton and Maiden Erlegh schools, and local shops. It is also not far from Earley Railway Station and the University.

Unusually, the property has a detached double-width garage, the roof of which was replaced a few years ago. It enjoys a big, wedge shape southwest facing garden which extends to about 45 ft in depth and about 60 ft across the rear boundary.

Many of the properties in the area have been extended considerably, so it may well be that this property offers similar potential, subject to any necessary consents. The boiler was replaced about 6 years ago but otherwise the property is old-fashioned throughout and requires updating - a superb opportunity.

There are bus services locally providing access into Reading town centre, where the main line railway station offers services on the Elizabeth line, to Paddington, 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:** C70 **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.

**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

**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)



0118 926 4422