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62 Pitts Lane, Earley, Reading RG6 1BU – Price £995,000

Well placed for access to business parks, Reading town centre, motorways and Maidenhead | Approx. ¼ of an acre plot | Parking for several cars



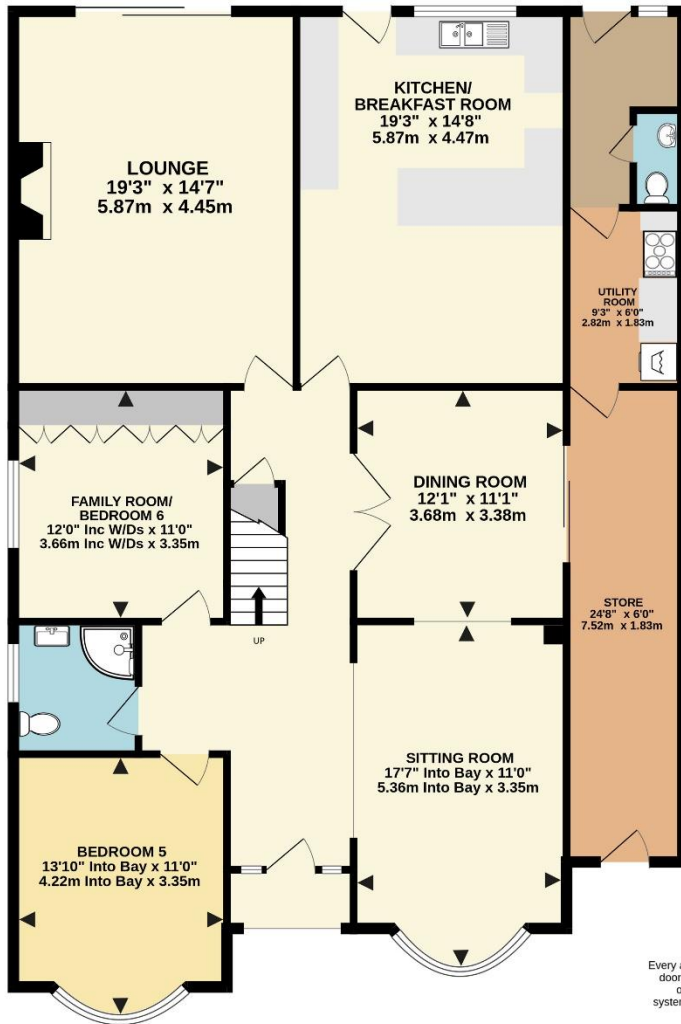
5/6 bedrooms, 3/4 reception areas, 3 bathrooms, kitchen/ breakfast room, utility room/ secondary kitchen, large store room, additional WC, gardens extending to about 175ft in depth.



GROUND FLOOR
1651 sq.ft. (153.4 sq.m.) approx.



1ST FLOOR (SCALED
CEILINGS)
748 sq.ft. (69.5 sq.m.) approx.



TOTAL FLOOR AREA: 2399 sq.ft. (222.9 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 1930s detached home with genuinely spacious and versatile accommodation, currently used as a 5 bedroom home with 4 reception areas.

The property is within easy reach of popular schools, with local shops nearby and more extensive facilities at Woodley precinct.

The size of the plot does provide potential for further enlargement should it be required (subject to any necessary consents).

Both Thames Valley and Suttons business parks are off the nearby A4, which also provides access to Maidenhead, and Reading town centre where there is a main line railway station and the terminus of the Elizabeth Line.

The M4 motorway network can be joined at Junction 10, where London then lies about 40 miles away and Heathrow Airport about 25 miles away.

EER: tbc **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 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

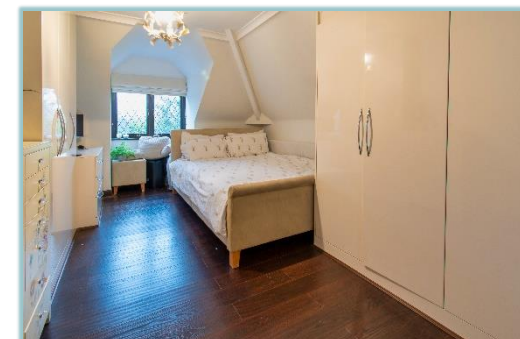
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