

The Estate Agent People Recommend

WentWorth

Estate Agents

61 Silverdale Road,
Earley
RG6 7LL

£400,000



WentWorth Estate Agents are pleased to offer this GOUGH COOPER THREE BEDROOM SEMI DETACHED FAMILY HOME offered onto the market for the first time since 1954 with NO ONWARD CHAIN.

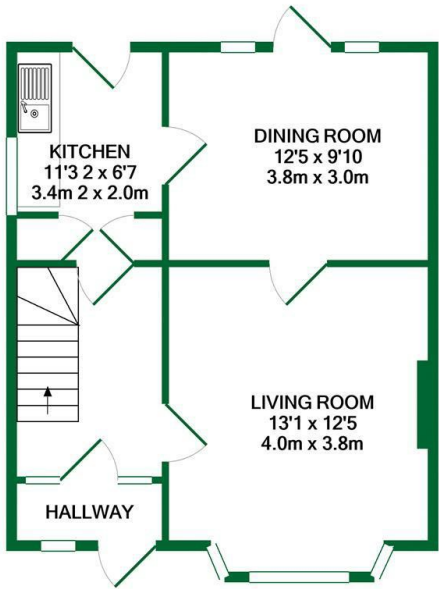
The property is within Loddon Infant and Junior Schools and Maiden Erlegh Secondary School. There are local shops and amenities within walking distance.

There is a local bus route to Reading and also access to Earley Train Station serving Reading and London Waterloo. The property is within reach of the A329M which gives access to the M4 corridor.

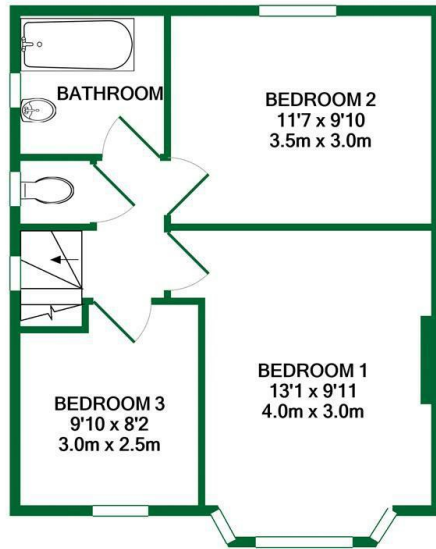
Accommodation comprises of Entrance Porch, Entrance Hall, Living Room, Dining Room, Kitchen, Three Bedrooms, Bathroom and Separate WC.

Further Benefits include off Road Parking for 2 cars, Enclosed Rear Garden laid to lawn with range of flowers and shrub borders, Garage, double glazed windows. The central heating boiler was replaced 2015.

EPC - D



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 893 SQ.FT. (83.0 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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ACCOMMODATION

- THREE BEDROOMS
- CATCHMENT FOR LODDON INFANT AND JUNIOR AND MAIDEN ERLEGH
- LAID TO LAWN GARDEN
- OFF ROAD PARKING FOR 2 CARS
- WALKING DISTANCE TO LOCAL SHOPS
- NO ONWARD CHAIN



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.