

OUTSIDE

To The Rear

- Established gardens laid to lawn



Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
92-100	A		92-100	A	
81-91	B		81-91	B	
69-80	C		69-80	C	
55-68	D		55-68	D	
39-54	E		39-54	E	
21-38	F	37	21-38	F	31
1-20	G	53	1-20	G	44
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

For independent mortgage advice please contact our recommended advisors **Worthingtons 0118 977 6969**

Mortgages

How much is your property worth? **FREE no-obligation market appraisal 0118 979 6796**

Valuations

For lettings advice to register or to arrange for a rental valuation contact us on **0118 977 1111**

Lettings

IMPORTANT NOTICE

Please note that all appliances and heating systems are not tested by Richard Worth Estate Agents and therefore no warranties can be given as to their good working order. These particulars, although believed to be correct, are not guaranteed and form no part of an offer or contract.

RESIDENTIAL SALES AND LETTINGS
LAND AND NEW HOMES

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RICHARD WORTH
ESTATE AND LAND AGENTS

FOR SALE

31 MILTON ROAD, EARLEY, BERKSHIRE, RG6 1EN



£350,000

Guide Price
Freehold

MAIN FEATURES

- reduced price
- existing 3 bed semi detached house
- planning permission for additional 5 bedroom attached house
- may sell plot separately

VIEW BY APPOINTMENT
0118 979 6796
RICHARD-WORTH.CO.UK





DESCRIPTION

PLANNING GRANTED FOR 5 BEDROOM ATTACHED HOUSE. A good sized semi detached property comprising living room, dining room, kitchen, two good sized double bedrooms, one single bedroom, family bathroom, enclosed rear garden, double garage and large driveway. Planning exists to enlarge the ground floor and first floor of the existing property and to provide an additional attached dwelling with living/dining room, kitchen/breakfast room, downstairs cloakroom, four bedrooms and family bathroom to the first floor and a fifth bedroom on the second floor.

Vendor will also consider selling the plot independently of the existing house.

Planning

- The original planning approval (F/2007/1882) for the extension of the existing property and erection of one attached dwelling was granted in September 2007. The implementation date for this consent has recently been extended under application number EXT/2010/1776.
- Please refer to Wokingham Borough Council Planning Department for any further planning enquiries.

