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## 23 MILESTONE CRESCENT, CHARVIL, READING, BERKSHIRE, RG10 9RG



- Four double bedrooms
- No onward chain complications
- Extended since original build
- Separate utility room
- 23ft reception room plus separate dining room
- EPC rating C

Asking Price £650,000 (Freehold)

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE TWYFORD BRANCH ON 0118 934 4433



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## PROPERTY DESCRIPTION

Offered for sale for the first time in over forty years, is this four bedroom detached home located in the corner of a cul-de-sac of similar property. Having been extended this four double bedroom home offers a wealth of versatile accommodation. EPC rating C.

## LOCAL INFORMATION

Charvil is situated between the villages of Sonning and Twyford approximately 5 miles to the East of Reading - and is surrounded by countryside with walks along the river and local nature reserve. The nearest shop is located a short distance away and there are further shops located just 1 mile away at Twyford, there is a Waitrose, several cosy local pubs, a variety of restaurants, a newsagent, doctors and dentists. There are also highly regarded schools in the area with catchment to The Charvil Piggott School, with its strong connections to the sought after Piggott Secondary school.

## ACCOMMODATION

Enter into inner hallway with access to the downstairs cloakroom. The hallway leads into a welcoming 23ft reception room with window to front looking over the private front garden, open stairway to the first floor and doors to both the kitchen and separate dining room.

The fully fitted kitchen has space for a breakfast table and through access to the separate utility room. The utility room offers a door to the rear garden, further storage solutions and window to rear. The dining room with large patio doors gives uninterrupted views across the rear garden and can be access by both the kitchen and the sitting room.

Upstairs there are four double bedrooms with one of the rooms currently used as a study. The three further bedrooms all have fitted wardrobes and there is a family bathroom with fitted shower cubicle and separate bath.





### **OUTSIDE SPACE**

To the front of the property is a lawned garden, driveway parking for several cars and access to the double garage. The garage has both the double garage door to front and a personal door to side. The rear garden can be accessed via a side gate. To the rear of the property is an enclosed East facing rear garden, which is mainly laid to lawn with a patio area which would be ideal for entertaining.

### **LOCAL AUTHORITY and SERVICES**

Wokingham borough council tax band F. All mains services.







### **CONVEYANCING**

We work with DT Conveyancing, part of the UK's leading provider of conveyancing services. Their no move, no legal fee service offers appointments to suit you, and a dedicated, expert conveyancer. Ask us for further information today.

### **MORTGAGES**

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE**

Exclusive deals are made available to Embrace Financial Services by PRIMIS Mortgage Network, to which Embrace Financial Services are an Appointed Representative

Davis Tate is an Introducer to Embrace Financial Services. Embrace Financial Services is an Appointed Representative of PRIMIS Mortgage Network, a trading name of First Complete Ltd, which is authorised and regulated by the Financial Conduct Authority for mortgages, protection insurance and general insurance products.

### **LETTINGS and MANAGEMENT**

We offer a complete range of services for Landlords, from fully managed lets to advertising only. Each Landlord who chooses full management has a personal Property Manager and all our fees are based on a 'no let - no fee' basis.

### **DISCLAIMER**

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested.

### **BUYERS INFORMATION**

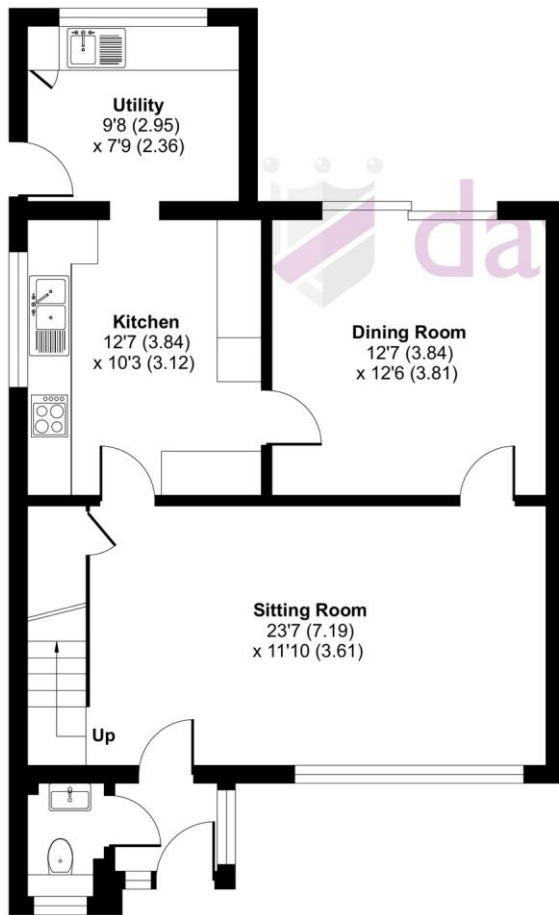
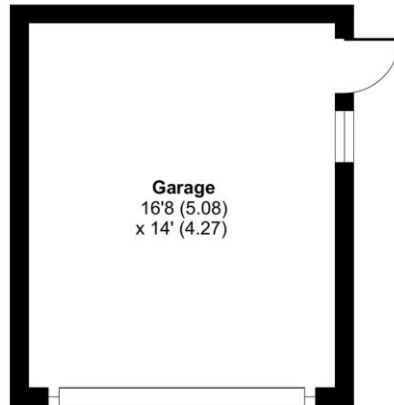
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable direct to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.

### **REFERRAL FEES**

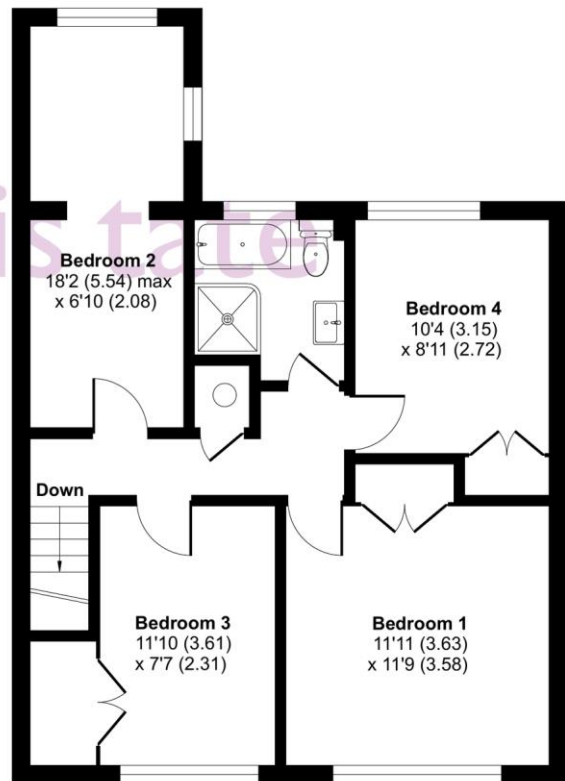
We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.

Approximate Area = 1373 sq ft / 127.5 sq m  
Garage = 233 sq ft / 21.6 sq m  
Total = 1606 sq ft / 149.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Davis Tate. REF: 1076226