



sales | lettings | new homes | conveyancing | mortgages

## 52 ACORN GARDENS, BURGHFIELD COMMON, READING, BERKSHIRE, RG7 3GN



- Backing onto Paddock Land
- Garage in Nearby Block
- 4 Bedroom Family Home
- En Suite to Main Bedroom
- Sought After Development
- EPC Rating C

Asking Price £445,000 (Freehold)

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE BURGHFIELD COMMON BRANCH ON 0118 983 1201



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## PROPERTY DESCRIPTION

A 4 bedroom semi detached family home situated on this popular development backing onto paddock land. Boasting a cloakroom, fitted kitchen/breakfast room, sitting room, 2 bathrooms, rear garden and a garage in nearby block. EPC Rating C.

## LOCAL INFORMATION

The area of Burghfield comprises Burghfield Common and Burghfield Village and is located within West Berkshire. There is a range of schooling from playgroups to secondary education (The Willink School) and a range of facilities including Tesco Express, village stores, green grocers, pet shop, bakery, chemist, health centre, vet, churches, post office, village hall, garages, recreation grounds and leisure centre with swimming pool and gym. The area also boasts a variety of woodland walks and bridle paths and there are numerous country pubs within a few miles drive. There is good commutable access to the nearby towns of Reading, Newbury and Basingstoke and motorway networks M3 and M4, A regular bus service takes you to and from Reading town centre, and there are rail links at Mortimer and Theale.

## ACCOMMODATION

The property comprises: entrance hall, cloakroom, fitted kitchen/breakfast room, rear aspect sitting/dining room. On the first floor there are 2 double bedrooms, 1 single bedroom and family bathroom. On the second floor there is a main bedroom with an en suite shower room.

## OUTSIDE SPACE

South west facing rear garden backing onto paddock land. On street parking and a garage in nearby block.

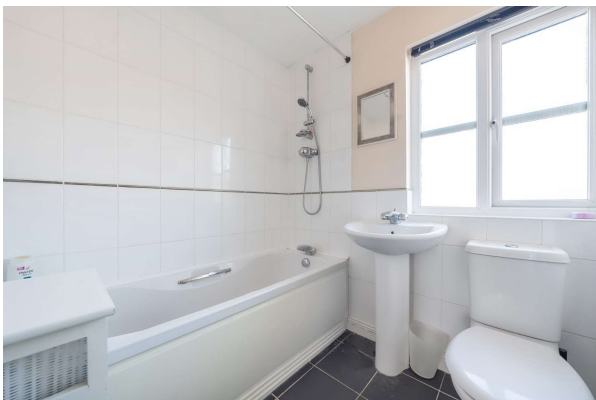




**LOCAL AUTHORITY and SERVICES**

Council tax band E.

Mains gas, electric and water.



## 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

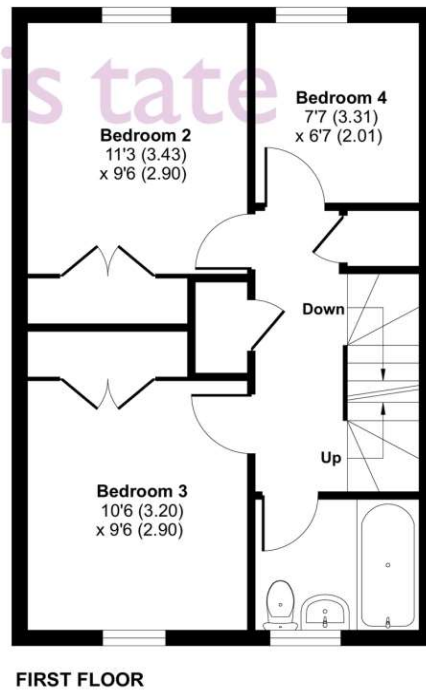
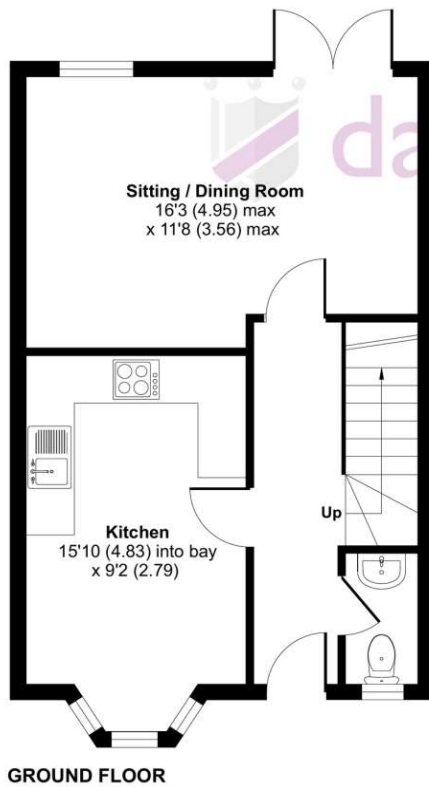
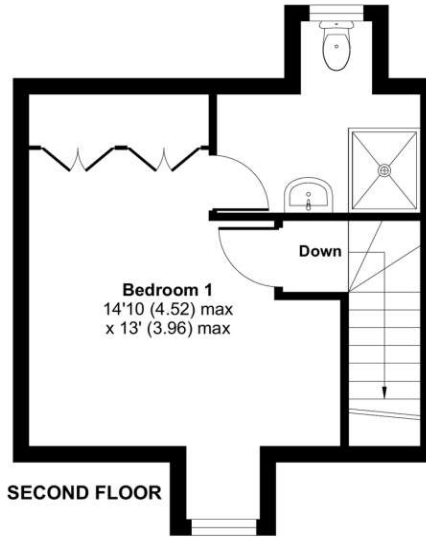
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address 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 = 1106 sq ft / 102.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Davis Tate. REF: 1075751