

58 ELVENDON ROAD, GORING ON THAMES, OXFORDSHIRE, RG8 0DR



- Three bedroom house
- Extended with open plan kitchen/diner
- Easy access to Primary School
- South facing rear garden
- Insulated garden studio/home office
- No onward chain

Asking Price £475,000 (Freehold)

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE GORING ON THAMES BRANCH ON 01491 873456



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PROPERTY DESCRIPTION

An extended three bedroom house situated within a 0.2 mile walk of the village Primary School. The property is well presented throughout and benefits from a South facing rear garden and insulated garden studio/home office. Available with no onward chain, the accommodation includes: entrance hall, WC, kitchen/diner, lounge, three bedrooms and family bathroom. EPC Rating D.

LOCAL INFORMATION

Goring is a sought after village conveniently located for commuting to London (56 minutes) and Reading (15 minutes) by train from Goring (mainline) station. Reading Station has a fast service to London, Paddington (from 29 mins) with the Elizabeth Line now allowing direct access to the City, Canary Wharf, the West End and Heathrow. Goring has a good selection of local shops including an award winning grocer, butcher, several convenience shops including Tesco, as well as a doctor's surgery, dentist, chemist and vets. There is a thriving local community with a wide range of clubs, societies and special interest groups – latest news and events are on the village website at visitgoringandtreatley.co.uk

ACCOMMODATION

A part glazed door opens into a generous entrance hall with herringbone engineered wood flooring, with a WC (also fitted with plumbing for a washing machine). The kitchen/diner has been extended to provide a wonderful open plan family space, with a roof lantern and French doors opening to the rear patio. The kitchen is fitted with a matching range of units with an integral dishwasher and space for a range cooker. The sitting room is double aspect with a sliding door to the rear patio and a fireplace with space for a woodburning stove.



The staircase leads to the first floor landing with an airing cupboard and access to a boarded loft. The main bedroom is rear aspect with a distant outlook towards Cow Hill. There is a further rear aspect double bedroom and a generous single. The family bathroom is fitted with both a bath and separate shower with an Aqualisa power shower.

OUTSIDE SPACE

The pretty courtyard front garden is planted with a variety of mixed plants, with a covered bin store and large shed. The front is enclosed by low picket fencing.

The rear garden faces South, with a flagstone patio adjacent. The small lawned area is surrounded by planted beds with a path leading to a further patio and garden studio. There is copper beech hedging along the edges and the garden is fully enclosed by timber fencing.

The garden studio is fully insulated and soundproofed, with power and a green roof, which would work ideally as a home office if required.

LOCAL AUTHORITY and SERVICES

South Oxfordshire District Council. Tax band D. Gas fired central heating, 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.

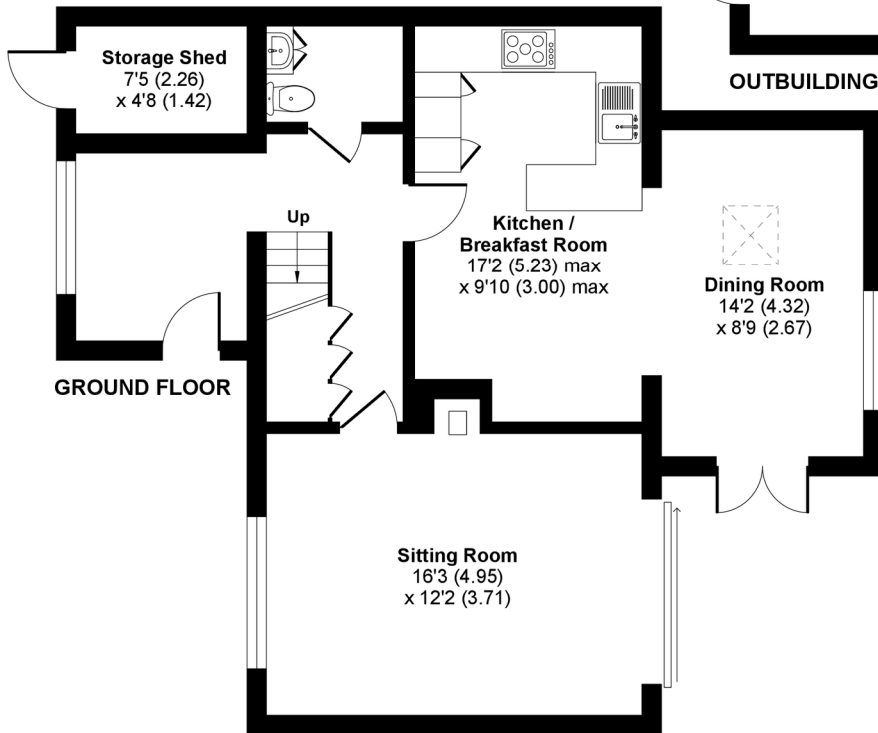
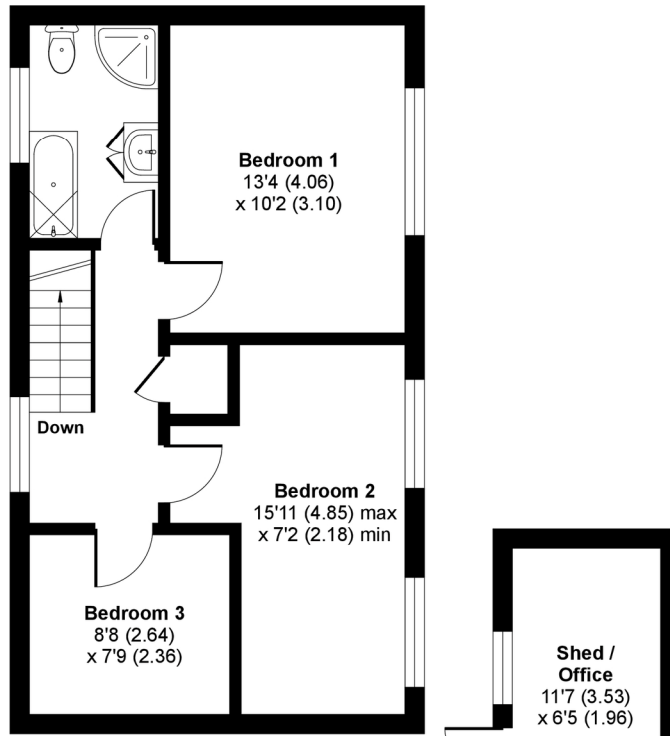
BUYERS INFORMATION

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 = 1173 sq ft / 109 sq m
 Outbuilding = 109 sq ft / 10.1 sq m
 Total = 1282 sq ft / 119.1 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). © nichecom 2021. Produced for Davis Tate. REF: 700886