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37 FAWN DRIVE, THREE MILE CROSS, READING, BERKSHIRE, RG7 1WN



- Three Bedroom Semi Detached House
- Refitted Kitchen & Refitted W.C.
- Refitted Bathroom & En-suite
- Secluded Rear Garden
- Garage & Driveway Parking
- Easy Access To Junction 11 Of M4

Asking Price £435,000 (Freehold)

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE READING BRANCH ON 0118 958 7979



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PROPERTY DESCRIPTION

Offered to the market in a sought-after location and offering convenient access to local amenities, Mere oak park and ride and Junction 11 on the M4 is this three bedroom semi-detached home. Built by Bellway Homes in 2014 the property has been greatly improved by the current vendor with a refitted bathroom, refitted en-suite, refitted W.C., refitted kitchen and is in excellent decorative order throughout. The property also benefits from a secluded rear garden, generous sized garage and driveway parking. EPC C

LOCAL INFORMATION

Three Mile Cross is so named as it lies three miles south of Reading on the old Basingstoke Road. It is a small rural village and the community is divided by the A33 Basingstoke - Reading road. It is designated an area of special character and is located close to Junction 11 of the M4. Local shops cater for day-to-day needs whilst more extensive shopping facilities may be found in the bustling market town of Wokingham and the town of Reading with its Oracle Shopping Centre.

Railway stations providing services to London and the West Country may be found at Winnersh, Wokingham and Reading. Access to the M4 is available via Junction 11 which in turn provides access to Heathrow Airport, Central London, the West Country and M25; the 600 bus service is available from the village post office

ACCOMMODATION

On the ground floor the property comprises of an entrance hall with stairs leading to the first floor and doors leading to the refitted modern kitchen, refitted W.C. and sitting/dining room with French doors opening onto the garden. Upstairs there is a central landing with doors leading to the refitted bathroom suite, all bedrooms and a door from the principal bedroom into the refitted shower room.



OUTSIDE SPACE

To the rear there is a secluded rear garden with paved patio and path leading to the rear pedestrian access leading onto the garage and driveway parking.

LOCAL AUTHORITY and SERVICES

Water, Mains, Gas and Electric Connected
Wokingham Borough Council
Council Tax band D





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

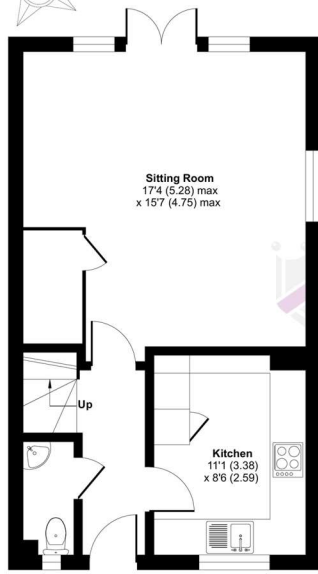
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address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

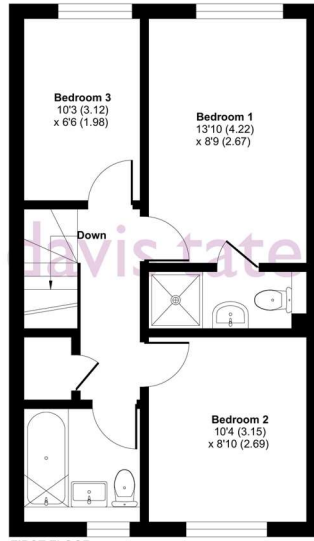
We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of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



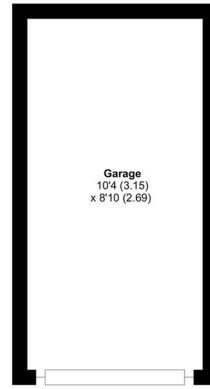
Approximate Area = 892 sq ft / 82.8 sq m
Garage = 193 sq ft / 17.9 sq m
Total = 1085 sq ft / 100.7 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



GARAGE



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Davis Tate. REF: 1080919