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96 BERKELEY AVENUE, READING, BERKSHIRE, RG1 6HY



- Charming 1930's Detached Home
- 6 Bedrooms, 4 Reception Rooms, 4 Bathrooms
- 27ft x 23ft Games/Family Room
- Gated Driveway and Two Garages
- Over 4000 SQFT of Accommodation

Asking Price £1,100,000 (Freehold)

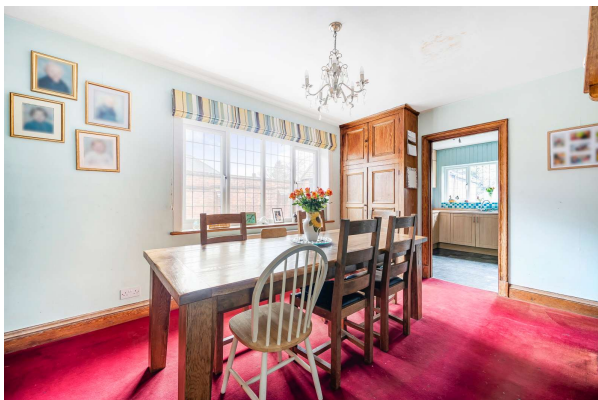
FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE READING BRANCH ON 0118 958 7979



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PROPERTY DESCRIPTION

A charming 1930's detached home that has undergone a degree of renovation by the current vendors. Situated on a popular road within easy reach of Reading town centre and the mainline train station. The property boasts a wealth of character features including picture rails, panel doors, fireplaces with wood burners and wooden flooring. There is approximately 4344SQFT of internal accommodation with a generous reception hall, 27ft games room, sitting room, study/playroom & dining room as well as six double bedrooms set over the two floors. The 36ft veranda is a particular feature of outside and opens onto a south facing garden. There is gated driveway parking for up to 8 vehicles, two garages and a mature gardens surrounding the property. The property offers versatile accommodation that could be easily converted into a self-contained annex. EPC Rating D.

LOCAL INFORMATION

Fast non-stop services to London Paddington, access to Jct. 11 & 12 of the M4 and within 30 miles of London Heathrow, central Reading is a desirable area for commuters and families alike. The town is made up of old and new, the Town Hall, Abbey Ruins and Forbury Gardens are complemented by the newly developed Train Station and Oracle Shopping Centre offering numerous bars, restaurants and the latest shops. Reading is set between the River Thames and River Kennet which meanders through the centre. There is no shortage of leisure facilities with various gyms, clubs and societies not to mention its own football and rugby teams. Reading boasts its renowned university along with college and highly sought after primary and secondary schools.



ACCOMMODATION

The ground floor comprises a 21ft x 14ft elegant reception hall with two coats cupboards and a stylish cloakroom with a walk-in cupboard. There is a modern style kitchen which has space for a range oven, dishwasher and a fridge/freezer. There is a living room with log burner, dining room, study/playroom and utility as well as a 27ft x 23ft dual aspect games room with log burner that benefits from a bay window and doors leading onto the veranda. There are two double bedrooms on the ground floor with the larger of the two benefiting from built in wardrobes and double doors leading onto the veranda and there is a shower room giving the opportunity to be converted into a self-contained annex. On the first floor there are four double bedrooms, the primary has a walk-in wardrobe, a further double benefits from an en suite bathroom as well as a modern family bathroom both were installed in 2023. The bedroom at the rear of the house has a dressing room as well as a room that has been fitted for plumbing for a second en-suite with door leading to a large walk-in attic space housing the newly fitted pressurised water tank and boiler.

OUTSIDE SPACE

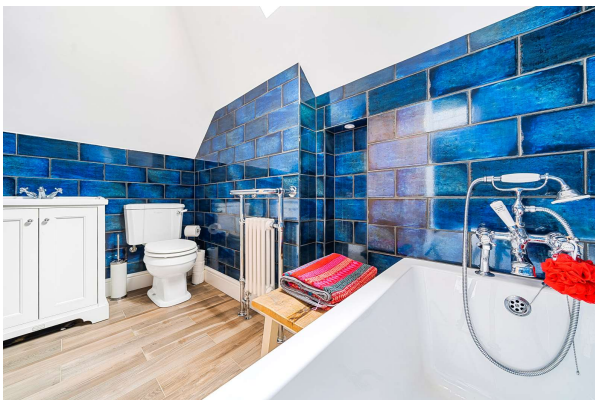
The property sits centrally on the plot which is circa .35 of an acre. To the front the property benefits from electric gates giving access to the ample driveway parking leading up to the detached double garage. There is a large lawn area to the front which is bordered by a secluded hedge and with a feature veranda which provides generous outdoor living space. To the rear there are two further lawn areas and all boundaries are walled.

LOCAL AUTHORITY and SERVICES

Reading Borough Council
Council tax band F.
Mains gas, electric and water.

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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

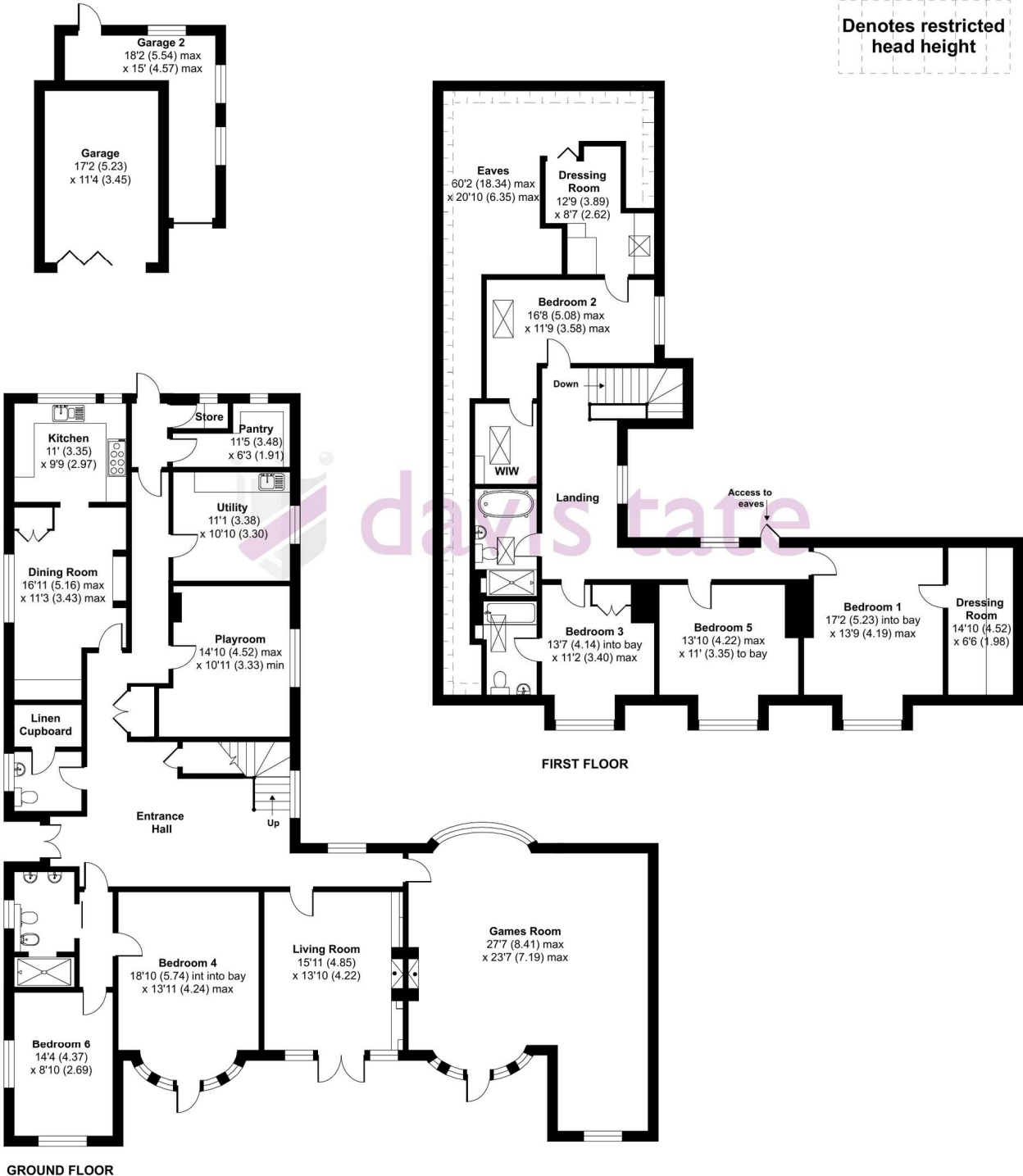
We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of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

Approximate Area = 4344 sq ft / 403.5 sq m
 Limited Use Area(s) = 95 sq ft / 8.8 sq m
 Garage = 349 sq ft / 32.4 sq m
 Total = 4788 sq ft / 444.8 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Davis Tate. REF: 1084375