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104 KENDRICK ROAD, READING, BERKSHIRE, RG1 5DW



- Sought After University Location
- Walking Distance from the Station
- Generous Victorian Home with Approx 3600ft Living Space
- Fabulous Modern Kitchen/Living/Dining Area
- Amazing Principal Suite including En Suite and Walk in Wardrobe
- Sunny West Facing Garden

Asking Price £1,400,000 Freehold

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



davistate.com

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PROPERTY DESCRIPTION

A stunning period home located just a short walk from the town centre and Reading mainline train station. In 2019 the property underwent major renovation works to include a double storey rear extension, a fabulous 27ftx26ft kitchen/living/dining room, utility, family room, addition en suite bedroom and an amazing principal bedroom suite. This generous home has approximately 3591sq ft of accommodation set over three floors. At the rear of the property there is a sunny landscaped walled garden with a workshop. The property is located on the desirable Kendrick road and benefits from top schools nearby. EPC Rating E.

LOCAL INFORMATION

The Reading University area is situated just east of Reading centre and stretches between the main campus on the Shinfield Road (A327) and the Wokingham Road (A329) offering easy access to both the M4 and A329M motorways. This highly sought after suburb has a wide range of local amenities including Reading's top schools such as Reading Boys' Grammar School, Kendrick Girls' Grammar School and The Abbey School. Nearby there is Reading College, the Royal Berkshire Hospital, Reading Bowls Club, shops, gardens, parks, and sports facilities. Some of Reading's most prestigious roads and conservation areas fall in this area with a variety of period property on offer.





ACCOMMODATION

Entrance hall, generous sitting/dining room with feature fireplace, large open plan kitchen/living/dining room connecting to the family room, utility and boot room. The kitchen has Quartz work surfaces, double oven, microwave, warming draw, dishwasher and a full height fridge/freezer.

On the first floor there is a principal bedroom with walk wardrobe and a stylish en suite. Study and three further bedrooms all with en suite.

On the top floor there are two further double bedrooms both with en suite.

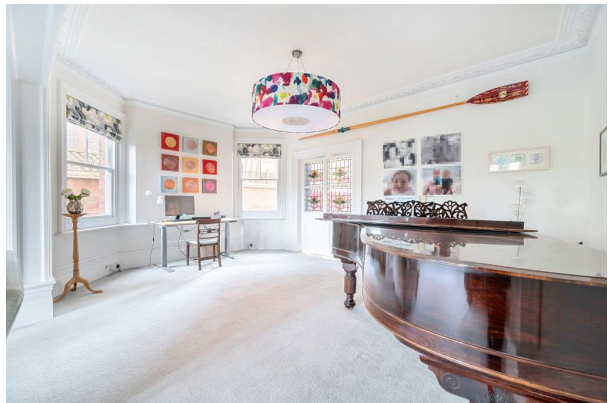
OUTSIDE SPACE

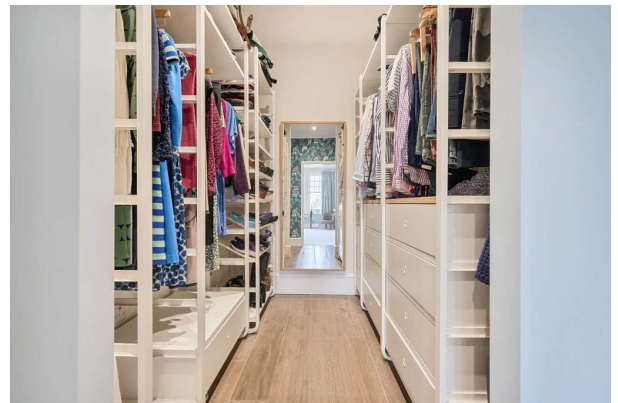
Driveway parking for five cars. At the rear of the property there is a west facing garden measuring approximately 100ft. The walled garden has a generous patio laid to lawn with a workshop at the far end.



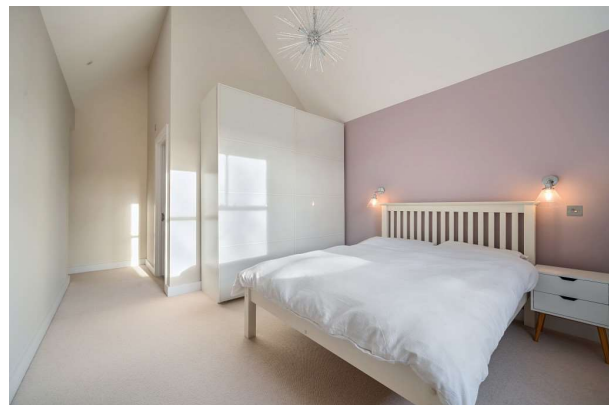
LOCAL AUTHORITY and SERVICES

Council tax band F.
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. Other important information which you need to know about this property can be found at davistate.com

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.

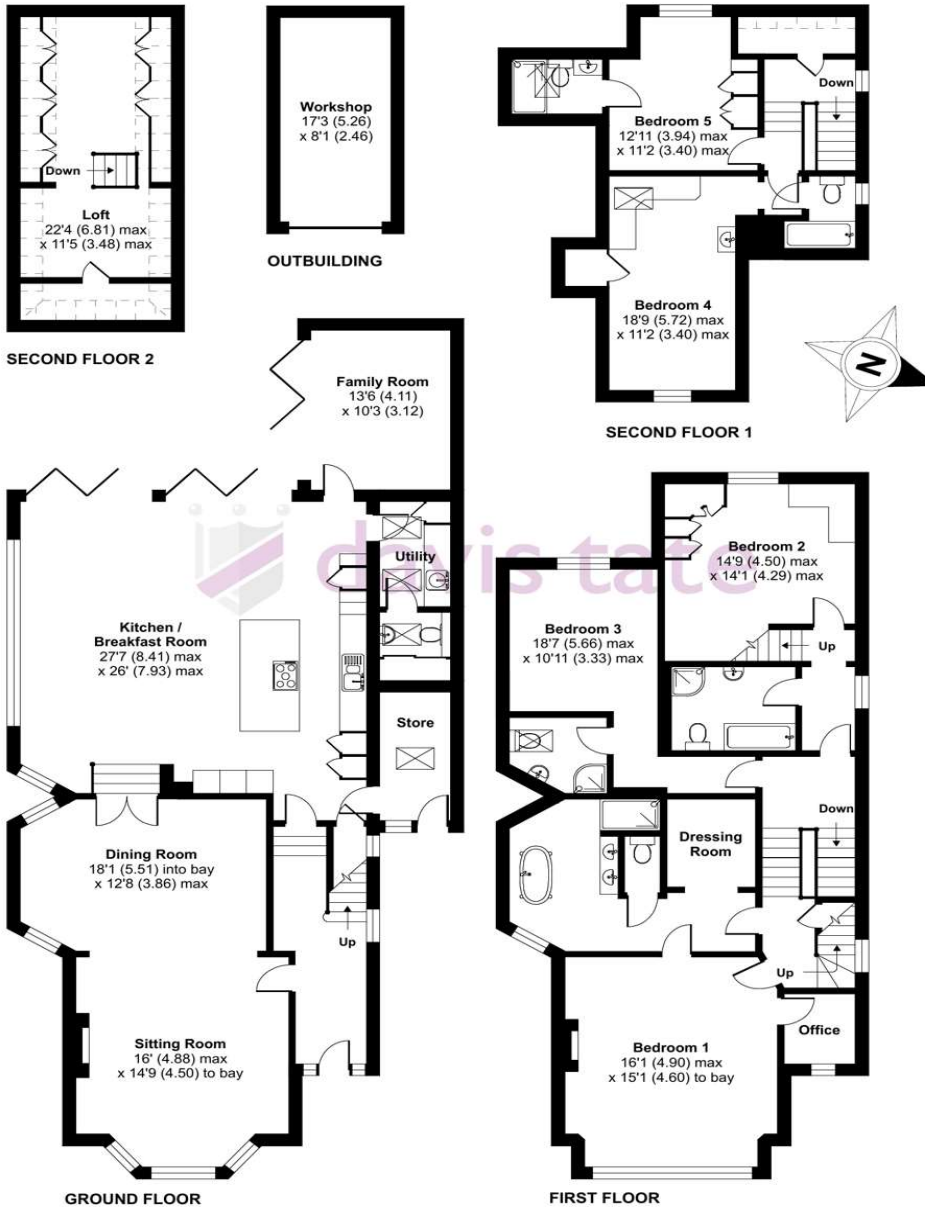
REFERRAL FEES

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 = 3591 sq ft / 333.5 sq m
 Outbuilding = 145 sq ft / 13.5 sq m
 Limited Use Area(s) = 132 sq ft / 12.3 sq m
 Total = 3868 sq ft / 359.3 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). © ncthemcom 2024. Produced for Davis Tate. REF: 1096739