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64 CRESSINGHAM ROAD, READING, BERKSHIRE, RG2 7JR



- No Onward Chain
- Full Width Extension with Roof Lantern
- En Suite & Juliet Balcony
- 2.2 Miles from Reading Train Station
- Stunning Mature Garden
- EPC Rating D

Asking Price £700,000 Freehold

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



davistate.com

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PROPERTY DESCRIPTION

A fine 1930's detached home situated on the borders of the University area within striking distance of the University campus, Crosfields and Leighton Park Schools. The property is well presented and features a full width rear extension with a roof lantern and bi-folding doors leading into the garden. The accommodation is arranged over three floor with a generous primary bedroom with En Suite on the top floor. The property enjoys far reaching views over Reading and has a rear garden measuring in excess of 100ft.

LOCAL INFORMATION

Fast non-stop services to London Paddington and the Elizabeth line giving access from Reading to central London, 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

Entrance hall, cloakroom, sitting room/home office, generous open plan kitchen/living/dining room with roof lantern and a utility room. On the first floor there are three bedrooms and a re-fitted 4 piece family bathroom. On the top floor there is a principal bedroom with walk in wardrobe, Juliet balcony and En Suite.

OUTSIDE SPACE

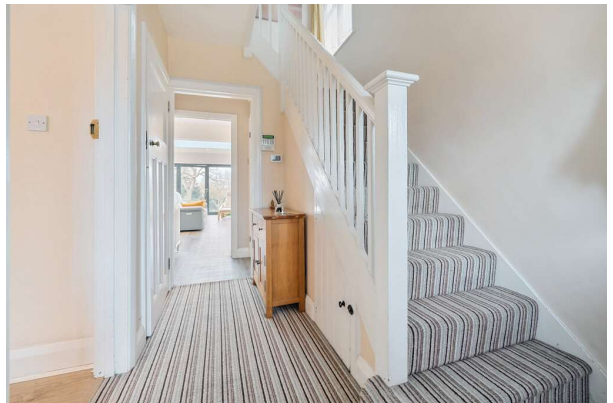
Gated driveway parking for a handful of vehicles and a secure lean-to. At the rear of the property there is stunning mature garden measuring in excess of 100ft. The garden has a full width patio laid to lawn. There is a historic hedge, two large oak trees and an apple tree believed to be over 100 years old. The green house is a particular feature of the garden and there are two wooden sheds.

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

BUYERS INFORMATION

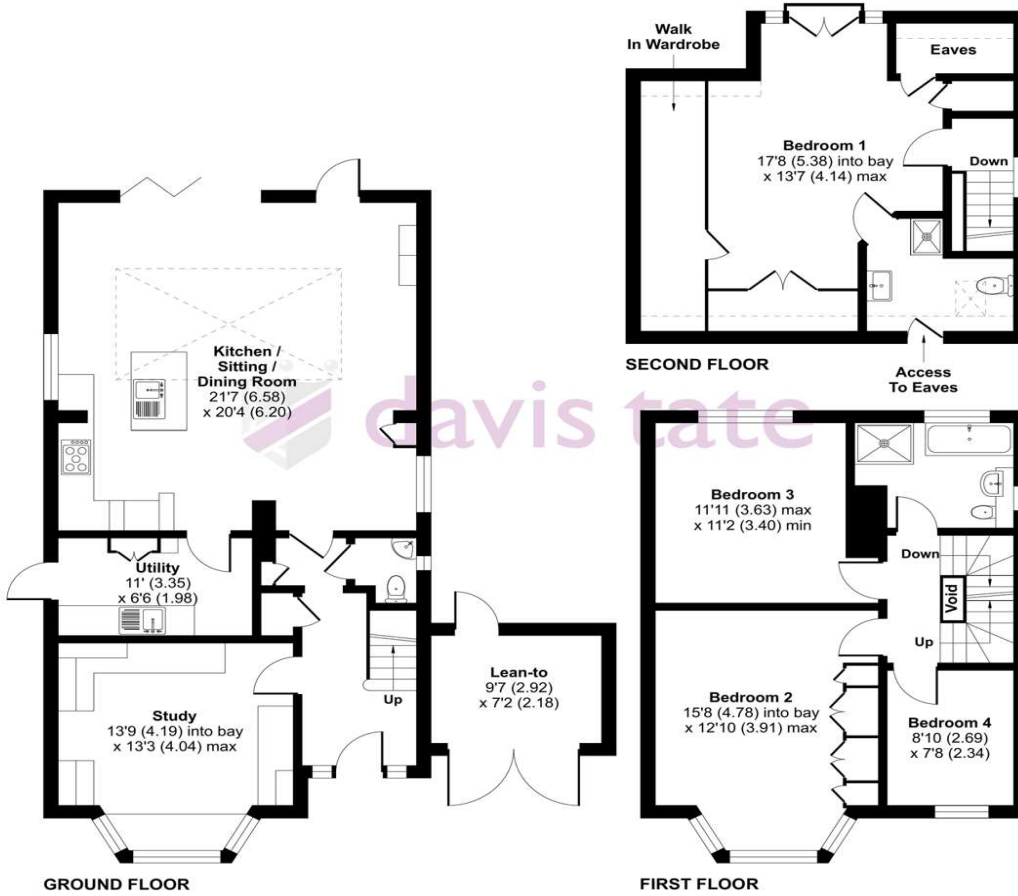
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address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

Denotes restricted head height

Approximate Area = 1711 sq ft / 159 sq m (excludes lean-to)
Limited Use Area(s) = 56 sq ft / 5.2 sq m
Total = 1767 sq ft / 164.2 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). © n/checom 2024. Produced for Davis Tate. REF1106082