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52 ELVENDON ROAD, GORING ON THAMES, OXFORDSHIRE, RG8 0DU



- Three bedroom house
- Garden room
- South facing rear garden
- Ample off street parking
- Utility room
- 0.2 miles from Primary School

Offers in Excess of £450,000 (Freehold)

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



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PROPERTY DESCRIPTION

A three bedroom house situated within a 0.2 mile walk of the village Primary School. The property has been enhanced with a large garden room, making the most of the outlook over the South facing rear garden. The house also benefits from ample off street parking. The accommodation includes: entrance hall, WC, utility, kitchen/breakfast room, lounge, garden room, three bedrooms and family bathroom. Awaiting EPC Rating & Floor Plan.

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

The front door leads into an entrance hall, with a WC, which in turn has a sliding door leading to a utility with space for both washing machine and tumble dryer and a door to the rear. The kitchen/breakfast room is rear aspect, fitted with a matching range of gloss units with integral double ovens and electric hob, space for a dining table and a door to the rear. The lounge is front aspect, and open to a large tiled garden room, with French doors to the rear patio.



A staircase leads to the first floor landing with a boiler cupboard. The main bedroom is rear aspect with a distant outlook towards Cow Hill. There is a further double bedroom and another single. The family bathroom is a generous size, fitted with a bath with rainfall shower over.

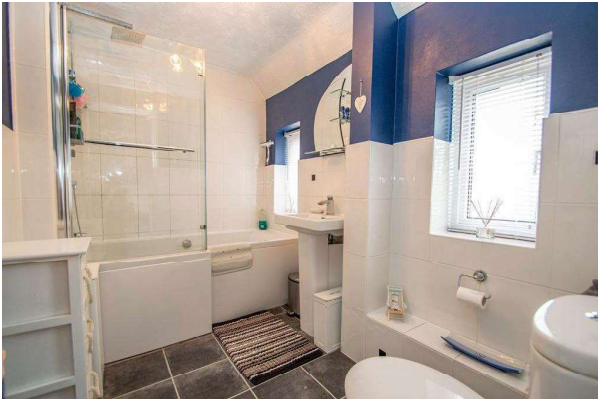
OUTSIDE SPACE

There is gravelled off street parking at the front for multiple cars.

The rear garden faces South, and has a flagstone patio seating area adjacent opening to a garden laid to lawn. There is a planted bed and timber shed at the rear. The garden is enclosed by a mix of timber fencing and mature leylandii hedge.

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.

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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.