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19 CLAYHILL ROAD, BURGHELD COMMON, RG7 3HB



- Two Bedroom Detached Bungalow
- No Onward Chain Complications
- Modern Four Piece Bathroom Suite
- Garage & Driveway Parking For Two Cars
- Convenient Access To Local Amenities
- Two Separate Reception Rooms

Asking Price £525,000 (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 with no onward chain complications is this two/three-bedroom detached bungalow conveniently located in the heart of Burghfield Common offering convenient access to local amenities, bus routes and road links. Sitting in a generous plot with ample gardens to the front and back. Internally the property comprises entrance hall, living room, dining room/bedroom three, kitchen refitted four-piece bathroom suite & two double bedrooms. In addition, the property benefits from driveway parking for up to two cars and garage and the property has the potential for expansion STPP. EPC D

LOCAL INFORMATION

The area of Burghfield comprises Burghfield Common and Burghfield Village and is located within West Berkshire. There is a range of schooling from playgroups to secondary education (The Willink School) and a range of facilities including Tesco Express, village stores, green grocers, pet shop, bakery, chemist, health centre, vet, churches, post office, village hall, garages, recreation grounds and leisure centre with swimming pool and gym. The area also boasts a variety of woodland walks and bridle paths and there are numerous country pubs within a few miles drive. There is good commutable access to the nearby towns of Reading, Newbury and Basingstoke and motorway networks M3 and M4. A regular bus service takes you to and from Reading town centre, and there are rail links at Mortimer and Theale Station for commuters into London

ACCOMMODATION

The property is accessed by a central entrance hall which gives access to the two double bedrooms, refitted four-piece family bathroom, kitchen and living room both of which give access to the dining room/bedroom three.

OUTSIDE SPACE

The property sits fairly centrally on the plot with the front comprising of lawn area with bed borders and path leading to a small open porch area. There is also driveway parking for several cars and garage. To the rear there is a raised patio area giving access to the garage and steps leading down to the main garden with several storage areas and path leading to the rear of the garden.



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

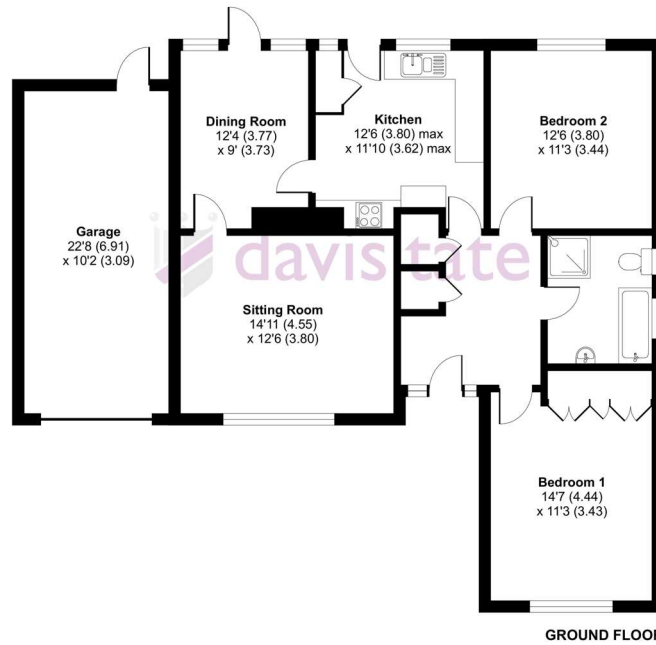
BUYERS INFORMATION

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

Approximate Area = 981 sq ft / 91.1 sq m
Garage = 230 sq ft / 21.4 sq m
Total = 1211 sq ft / 112.5 sq m
For identification only - Not to scale



GROUND FLOOR

 **Certified Property Measurer** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Davis Tate. REF: 1106768