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## 42 HORSESHOE CRESCENT, BURGHELD COMMON, READING, BERKSHIRE, RG7 3XW



- **Three Bedroom Family Home**
- **Modern Style Kitchen/Dining Room**
- **Upstairs Bathroom & Downstairs W.C.**
- **Front & Rear Gardens**
- **Allocated Parking Space**
- **Convenient Access To Schools & Amenities**

**Asking Price £350,000 (Freehold)**

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



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## PROPERTY DESCRIPTION

A well presented three bedroom terrace home conveniently located for easy access to nearby amenities & schools. With a modern kitchen/dining room, three bedrooms, family bathroom, sitting room & d/s W.C.. Outside there are gardens to the front & back as well as communal parking. EPC C.

## 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 via the entrance hall with stairs leading to the first floor, there is access to the downstairs W.C. and living room. There is access to the refitted kitchen/dining room via the living room. Upstairs there is a central landing that provides access to all bedrooms and the modern family bathroom.



### **OUTSIDE SPACE**

To the front there is a lawn area with storage cupboard and allocated parking space. To the rear there is garden with paved patio area, lawn and bed borders as well as rear pedestrian access.

### **LOCAL AUTHORITY and SERVICES**

Water, mains, gas and electric connected  
West Berkshire Council  
Council Tax Band





### 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

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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](http://davistate.com)

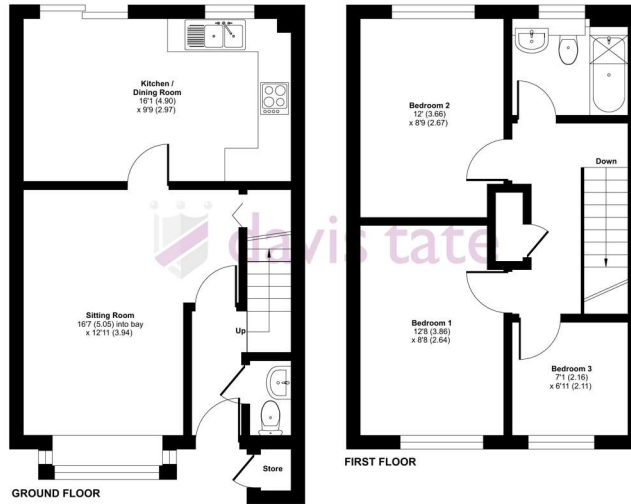
### BUYERS INFORMATION

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 = 826 sq ft / 76.7 sq m  
Outbuilding = 5 sq ft / 0.4 sq m  
Total = 831 sq ft / 77.1 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). © richocem 2024. Produced for Davis Tate. REF: 1050492