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2 ELM ORCHARD, POST OFFICE LANE, BURGHFIELD, READING, RG30 3TL



- Three Bedroom Semi Detached Home
- Full Width Extension To Rear
- Stunning Views From Garden
- Front & Rear Gardens
- Detached Garage & Driveway Parking
- Under 10 Mins From Theale & Mortimer Station
- Sought After Burghfield Village Location
- Quiet Cul-De-Sac Location

Asking Price £600,000 (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 spacious, extended three-bedroom semi-detached home set on a quiet cul-de-sac within Burghfield Village. Offering stunning views to the rear and sitting on a generous sized plot this tidy property benefits from a living room, kitchen/dining room, W.C. & full width dining room overlooking the garden on the ground floor. Upstairs there is a family bathroom as well as three good sized bedrooms with bedrooms one and two benefiting from far reaching views to the rear. Outside the property benefits from gardens to the front with driveway parking for several cars as well as a detached garage and to the rear there is a good-sized garden with beautiful views. With easy access Burghfield Recreation Ground and Reading as well as both Theale and Mortimer stations both being less than a 10-minute drive. 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.



ACCOMMODATION

The property is accessed from the side of the property into an entrance hall with stairs leading to the first floor, there are doors leading to the downstairs W.C., living room and kitchen/dining room with access to the dining room is via the living room and kitchen diner.

OUTSIDE SPACE

To the front of the property there is a lawn area with driveway parking for several cars, side pedestrian access and a detached garage. To the rear there is a generous sized garden with bed borders and stunning views to the rear.

LOCAL AUTHORITY and SERVICES

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





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

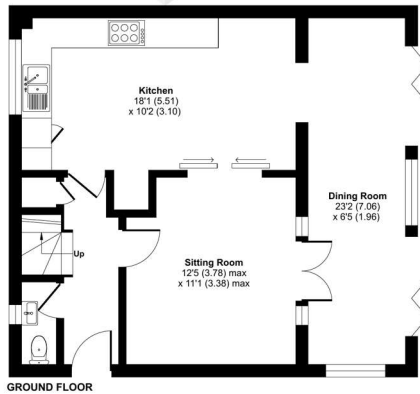
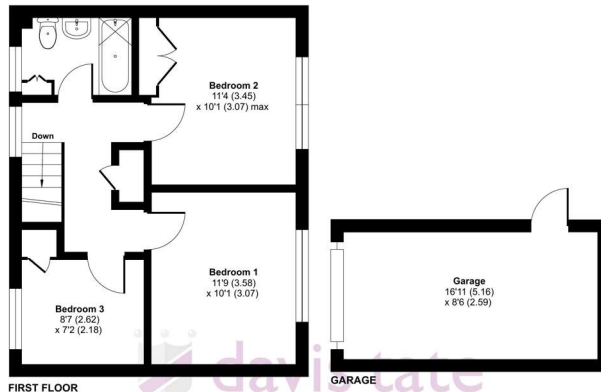
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address 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 = 1020 sq ft / 94.7 sq m
Garage = 145 sq ft / 13.4 sq m
Total = 1165 sq ft / 108.1 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). © richoccm 2024. Produced for Davis Tate. REF: 1119483