



sales | lettings | new homes | conveyancing | mortgages

22 WHEELER CLOSE, BURGHFIELD COMMON, READING, RG7 3LW



- Four Bedroom Detached Family Home
- Bedroom Five/Study With Shower Room
- Modern Refitted Kitchen
- Modern Bathroom & En-suite
- Close To Amenities & Schools
- 10 Mins From Theale & Mortimer Stations
- Good Size Garden With Study/Office Space
- Ample Off Road Parking

Asking Price £515,000 (Freehold)

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



davistate.com

Abingdon-on-Thames | Goring-on-Thames | Henley-on-Thames | Pangbourne | Reading | Twyford | Woodley

Davis Tate is a trading name, independently owned and operated under licence from LSLi Limited, by EADTL Ltd (company number 04405992), registered in England at 5 Brooklands Place, Brooklands Road, Sale, Cheshire, United Kingdom, M33 3SD.



PROPERTY DESCRIPTION

Offered to the market in a quiet close in the heart of Burghfield Common is this extended four bedroom family home. The property has been finished to a good standard and offers versatile living accommodation that could easily make this a five-bedroom home or alternatively a comfortable home with additional sitting room, office or playroom. Situated at the bottom of a quiet cul-de-sac offering convenient access to local amenities, nearby schools as well as both Mortimer and Theale Station both being 10 minutes' drive offering easy access to London. Set over two floors the property comprises entrance hall, study/bedroom five with en-suite shower room, kitchen, living/dining room and conservatory. Upstairs there are four well-proportioned bedrooms with the master benefitting from an en-suite shower room and family bathroom. Outside there is a secluded garden with excellent entertaining areas as well as a garden room/office space making it ideal from entertaining or working from home. 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

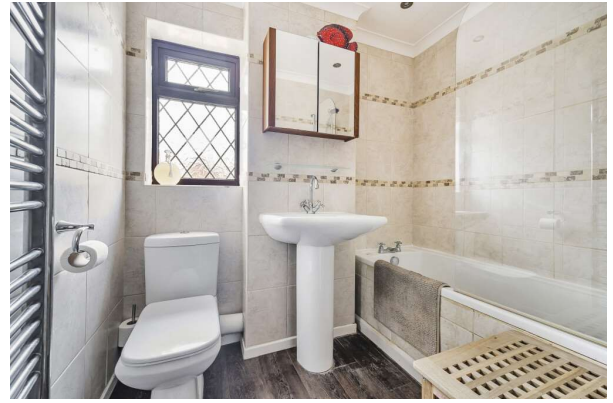
On the ground floor the property is accessed via the entrance hall, with stairs leading to the first floor with doors leading to the refitted kitchen, living room and study/bedroom five. The study/bedroom five benefits from a shower room and the living room opens into the dining area also with patio doors leading to the conservatory. Upstairs there is a central landing with doors leading to the family bathroom as well as all the bedrooms, the primary bedroom gives access to the en-suite shower room.

OUTSIDE SPACE

To the front of the property there is driveway parking for multiple cars with side pedestrian access. To the rear the garden wraps around two sides with paved patio, raised deck area, raised pond and generous sized garden room/office space.

LOCAL AUTHORITY and SERVICES

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





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

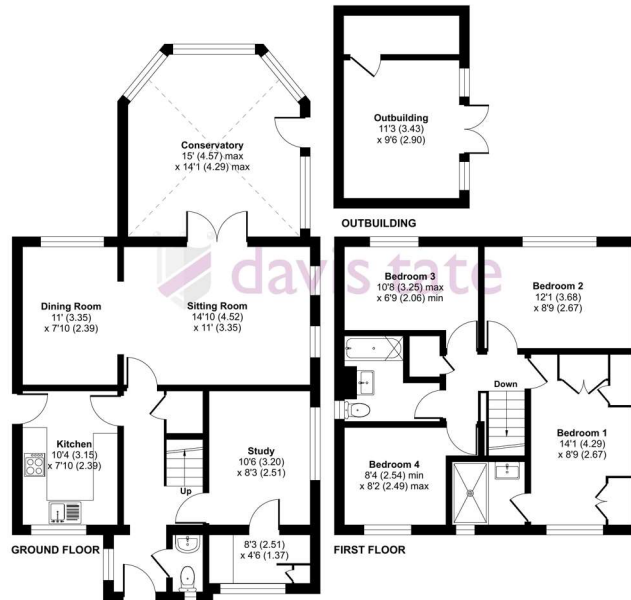
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address 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 = 1373 sq ft / 127.5 sq m
Outbuilding = 143 sq ft / 13.3 sq m
Total = 1516 sq ft / 140.8 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). © richoccom 2024. Produced for Davis Tate. REF: 1122645