davis tate

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209 LONDON ROAD, RUSCOMBE, READING, BERKSHIRE, RG10 9HG



- **Semi-Detached Family Home**
- **Ample Private Driveway Parking**
- **Large Private Garden**
- **Electric Vehicle Charging Point**
- **1st Floor Living Opportunity**
- **Modern Throughout**
- **Air-conditioning in Master Bedroom and Summer House**
- **EPC Rating D**

Asking Price £800,000 (Freehold)

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE TWYFORD (DAVIS TATE) BRANCH ON 0118 934 4433

Davis Tate is a trading name, independently owned and operated under licence from LSLi Limited, by EADTL Ltd (company number 04405992), registered in England and Wales at First Floor Glendale House Reading Road, Burghfield Common, Reading, Berkshire, England, RG7 3BL.







PROPERTY DESCRIPTION

Four-bedroom semi-detached house in excellent condition. Accommodation includes living room, kitchen/dining room as well as plenty of parking as well as a front and back garden.
EPC Rating D.

LOCAL INFORMATION

Twyford is a bustling village set 6 miles to the East of Reading; the Anglo-Saxons named Twyford after the two fords across the River Loddon in the village. Surrounded by beautiful countryside and the towns of Henley-on-Thames, Reading and Maidenhead there is plenty to do. Offering a range of restaurants, pubs and shops including Waitrose, this busy village also has a range of highly regarded schools such as The Piggott School, Piggott Junior School (Wargrave), Robert Piggott Primary School (Charvil), Polehampton Primary and Colleton Primary. There are also local private schools in the nearby villages of Hurst and Sonning. Twyford has a mainline train station with regular trains to Paddington and the Elizabeth Line running from Twyford station allowing direct access to the city.

ACCOMMODATION

This beautifully arranged and immaculately maintained home offers generous, versatile living across two floors, with every room presented to an excellent standard and kept exceptionally clean and tidy throughout. The ground floor features a bright and spacious sitting room, a flexible family room ideal for multiple uses, and a superb kitchen/dining room that forms the social heart of the property including underfloor heating in kitchen/dining room front hall and lounge. A well-proportioned ground floor bedroom sits conveniently beside a modern bathroom, offering fantastic versatility for guests or single level living including a separate cloakroom downstairs. Upstairs, three further bedrooms the master bedroom is equipped with a fitted aircon unit which is great for the warmer months this continues the home's high-quality presentation, complemented by a spotless family bathroom. Outside, a charming summer house provides an additional space for work, leisure or hobbies, while the overall footprint of approximately 1630 sq ft ensures a well-balanced, move in ready home finished to a great standard throughout.







OUTSIDE SPACE

Approached via an attractive driveway, the property immediately impresses with its traditional brick façade and neatly landscaped frontage, with mature shrubs and a boundary wall creating a welcoming and private feel. The slate driveway offers practical year-round access and ample parking, setting the tone for a well-kept home. To the rear, a beautifully structured garden provides an ideal space for relaxation and outdoor living, featuring a central slate pathway, manicured hedging, a generous lawn, and a stylish patio terrace with canopy for dining and entertaining. Colourful borders add seasonal interest, while raised beds and a greenhouse offer excellent opportunities for keen gardeners. A well-equipped summer house with air conditioning and heating sits at the far end of the garden, perfect for use as a home gym or office. Mature trees and tall hedging ensure superb privacy, creating a peaceful and versatile outdoor space that balances practicality with lifestyle appeal.

LOCAL AUTHORITY and SERVICES

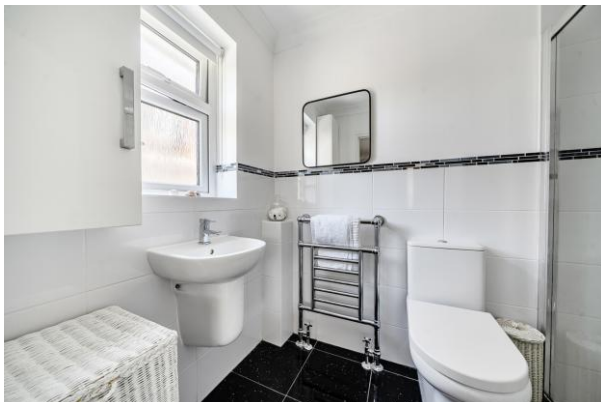
Wokingham borough council tax band E. All mains' services.





























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.

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

Should you be interested in acquiring a Buy-to-Let investment, and would appreciate advice regarding the current rental market, possible yields, legislation for landlords and how to make a property safe and compliant for tenants, then Davis Tate will be pleased to provide you with additional, personalised support.

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

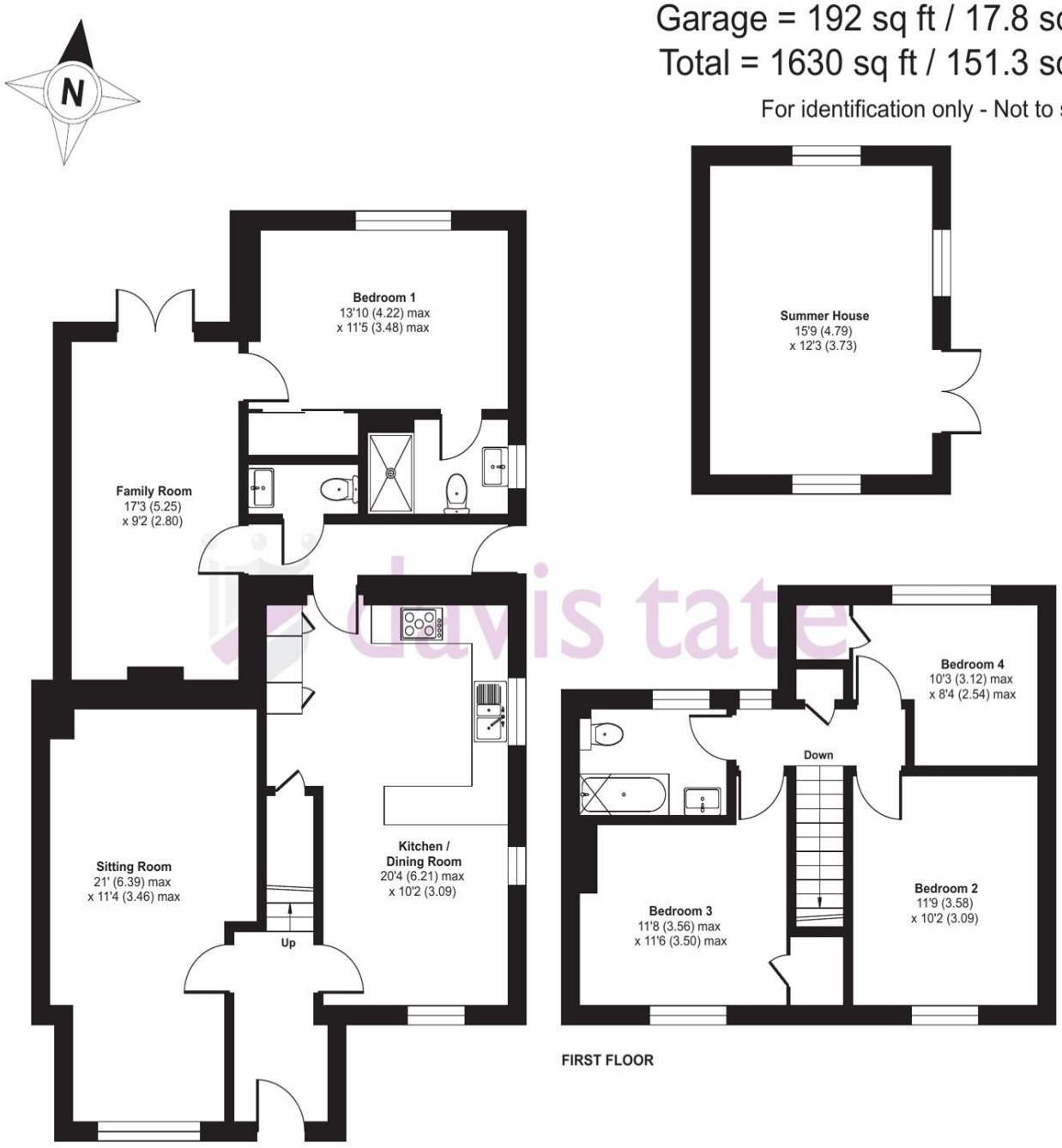
BUYERS INFORMATION

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, Simplify, 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 charge of £99 including VAT for this (for the transaction not per person), payable direct to Simplify. 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 = 1438 sq ft / 133.5 sq m
Garage = 192 sq ft / 17.8 sq m
Total = 1630 sq ft / 151.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Davis Tate. REF: 1493713