davis tate

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3 THE TERRACE, KNOWL HILL, READING, BERKSHIRE, RG10 9XB



- **Semi-detached house**
- **Three bedrooms**
- **Easy access to Reading and Maidenhead**
- **Large plot of approx 0.11 acres**
- **Driveway parking**
- **Potential to modernise and extend, STPP**

Guide Price £495,000 (Freehold)

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

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PROPERTY DESCRIPTION

A characterful three bedroom semi-detached home in Knowl Hill with driveway parking and gated side access. The real prize is the exceptionally long garden, offering space to relax, entertain and grow. A rare opportunity in a sought-after village. No onward chain. EPC Rating E.

LOCAL INFORMATION

The property is situated in a very convenient location to give easy access to Reading, Maidenhead, Twyford and Henley.

Knowl Hill Common lies just off the A4 London to Bath Road, a favoured haunt of the highwayman Dick Turpin in the 1700s. This local beauty spot has a hill from which you can see Windsor Castle and there are footpaths, bridleways and cycle paths giving access to the National Trust land at Maidenhead and Cookham Commons. Knowl Hill village has a busy social calendar with a Summer music festival and various clubs and societies. There is a Church, an OFSTED outstanding rated primary school (Knowl Hill CofE Primary Academy) within walking distance and public houses nearby. Local shops, including a Waitrose, are at Twyford 3 miles and Henley-on-Thames 5 miles.

Maidenhead station is 5 miles distant (Paddington from 19 minutes) and Twyford (26 mins). The M4 (Junction 8/9) is 4.5 miles away, Reading 9 miles, London Heathrow 17 miles and Central London 34 miles.







ACCOMMODATION

This substantial character home offers good family sized accommodation with plenty of potential to improve and extend, subject to planning, if required. Downstairs there is a separate hall way giving access to the main reception rooms and from there a doorway leads through to the kitchen fitted with fridge/freezer and dishwasher and onwards to the utility which has plumbing for washing machine and cloakroom. A door from the utility gives access to the rear garden. On the first floor is a landing with access to the three bedrooms and bathroom which houses the gas central heating boiler.

OUTSIDE SPACE

The property is set back behind a neat, low brick wall topped with traditional black wrought iron railings, enclosing a well-kept front garden laid with shingle/stones. A pathway leads to the front door, which sits beneath an attractive tiled canopy porch. To the side, a gravel driveway provides off-road parking, with a pedestrian pathway alongside and a timber five-bar gate offering secure access to the rear. A real feature of the property is the exceptionally long rear garden, which extends well beyond what is typically found with homes of this style. It offers superb scope for those wanting space to relax, entertain, grow their own produce or create a play area for children. It provides a blank canvas for a buyer to put their own stamp on it, or the potential to extend the home further (subject to the necessary consents). The garden has the added advantage of not being overlooked.

LOCAL AUTHORITY and SERVICES

All mains connected. Windsor and Maidenhead borough 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

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

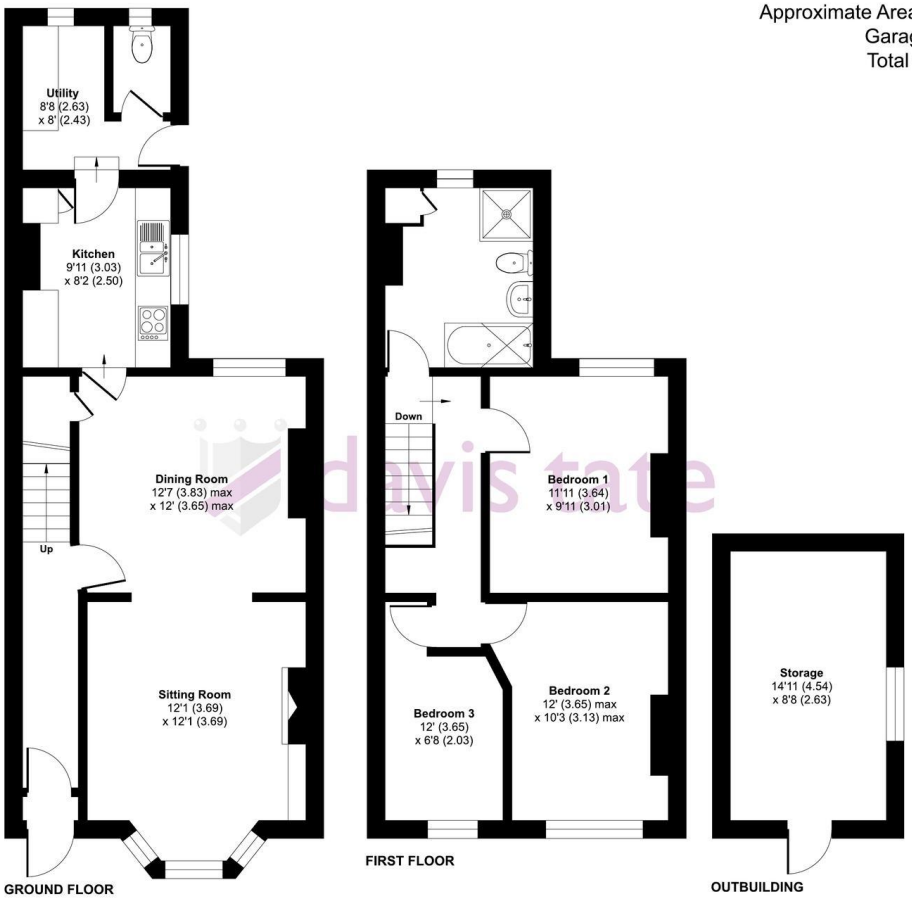
BUYERS INFORMATION

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 = 1027 sq ft / 95.4 sq m
Garage = 129 sq ft / 11.9 sq m
Total = 1156 sq ft / 107.3 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 2026. Produced for Davis Tate. REF: 1536140