

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### **BALMORE DRIVE, CAVERSHAM, RG4 8NN**

**£795,000**

A superior four bedroom 1930's Haddock built semi detached benefiting from a superb loft conversion creating a 20ft bedroom with ensuite bathroom & study/dressing room. Includes living room, open plan kitchen/dining room, 80ft rear garden & garage. Located along this private road only a 10 minute walk to Caversham centre and just over a mile to Reading mainline station

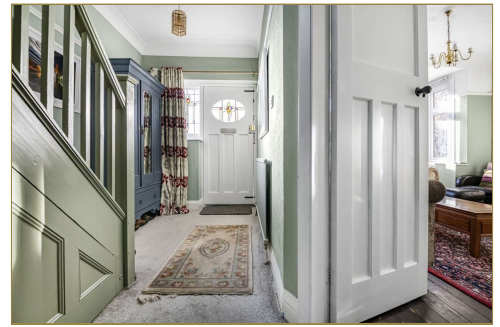
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**RECEPTION HALL**

Original front door with stained glass, understairs cupboard, radiator, picture rails



**LIVING ROOM**

Large front aspect bay, feature tiled fireplace, radiator, exposed floorboards, picture rails

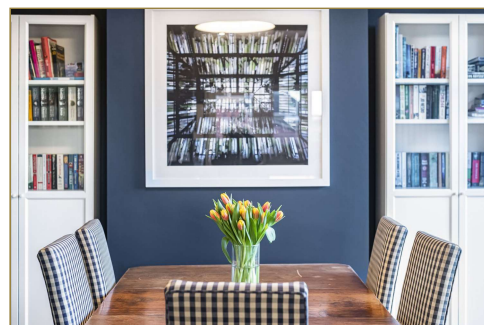
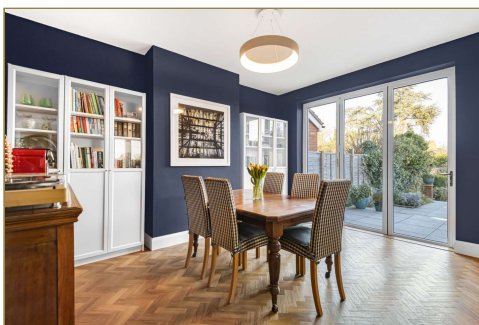


**OPEN PLAN KITCHEN/DINING ROOM**

With herringbone design Amtico flooring

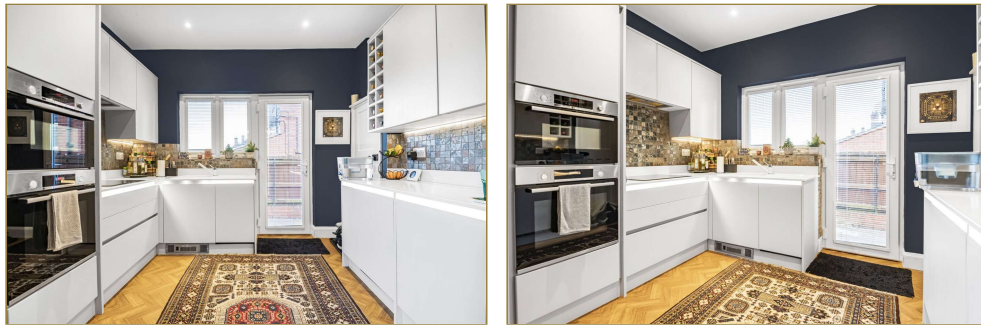


DINING with full width opening bi-fold doors leading to patio and rear garden, vertical radiator





**KITCHEN** refitted with quartz worktop including single drainer sink unit and Bosch hob with concealed extractor above, range of units and drawers, walk in pantry, side aspect and side door



**STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING**

Original stained glass side window, further turning staircase to loft conversion

**BEDROOM ONE**

Large front aspect, radiator, built in cupboard, picture rails



**BEDROOM TWO**

Rear aspect, built in double wardrobe, radiator, picture rails



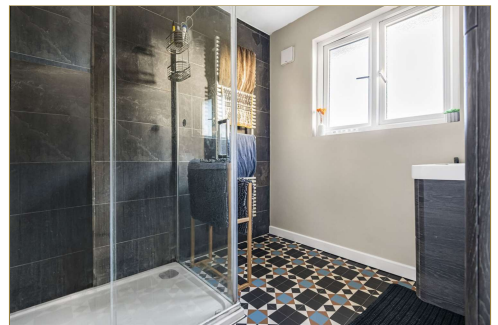
**BEDROOM THREE**

Front aspect



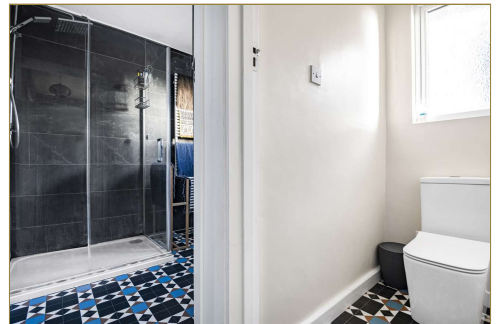
**BATHROOM**

Refitted suite comprising double width walk in shower, wide wall mounted wash hand basin with drawers under, heated towel radiator, side aspect



**SEPERATE W.C.**

W.C. and side aspect

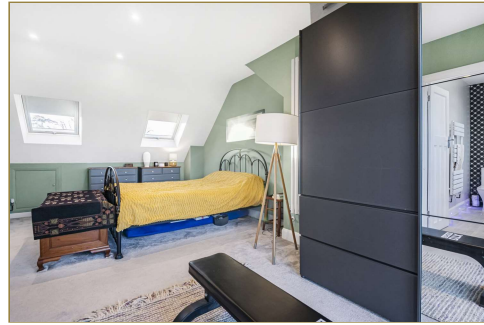


**STAIRCASE FROM FIRST FLOOR TO SECOND FLOOR LANDING**

Side aspect, door to

**BEDROOM FOUR**

Super bedroom suite completed in 2021, two front aspect Velux windows, eaves storage, rear double doors offering superb views over Caversham and Reading



**EN SUITE BATHROOM**

Three piece suite comprising shower bath, wide wash hand basin with drawers below, W.C., nighttime lighting, rear aspect

**STUDY/DRESSING ROOM**

Overhead lightwell



**REAR GARDEN**

To the immediate rear of the property is a large patio, approx. 25ft x 24ft, with steps leading down to lawned garden with shrub borders



**GARAGE**

With up and over door

**FRONT GARDEN**

Neat lawned garden with off road parking leading to garage



**PLEASE NOTE**

The residents of Balmore Drive have exclusive use of the residents tennis court and picnic area which has been recently resurfaced



**PRIVATE ROAD CONTRIBUTION FUND**

£200 per annum

**DIRECTIONS**

Leave Caversham centre via Peppard Road, turn left into Balmore Drive where the property will be found on the right hand side

**TENURE**

Freehold

**APPROXIMATE SQUARE FOOTAGE**

1,541 sq ft. This is an approximate measurement taken from the EPC which measures the heated habitable space

**SCHOOL CATCHMENT**

The Hill Primary School  
Highdown School and Sixth Form Centre

**COUNCIL TAX**

Band E

**FREE MORTGAGE ADVICE**

We are pleased to be able to offer the services of an Independent Mortgage Adviser who can access a variety of mortgage rates from leading Banks and Building Societies. For a free, no obligation discussion or quote, please contact Stuart Milton, our mortgage adviser, on 0118 9461800

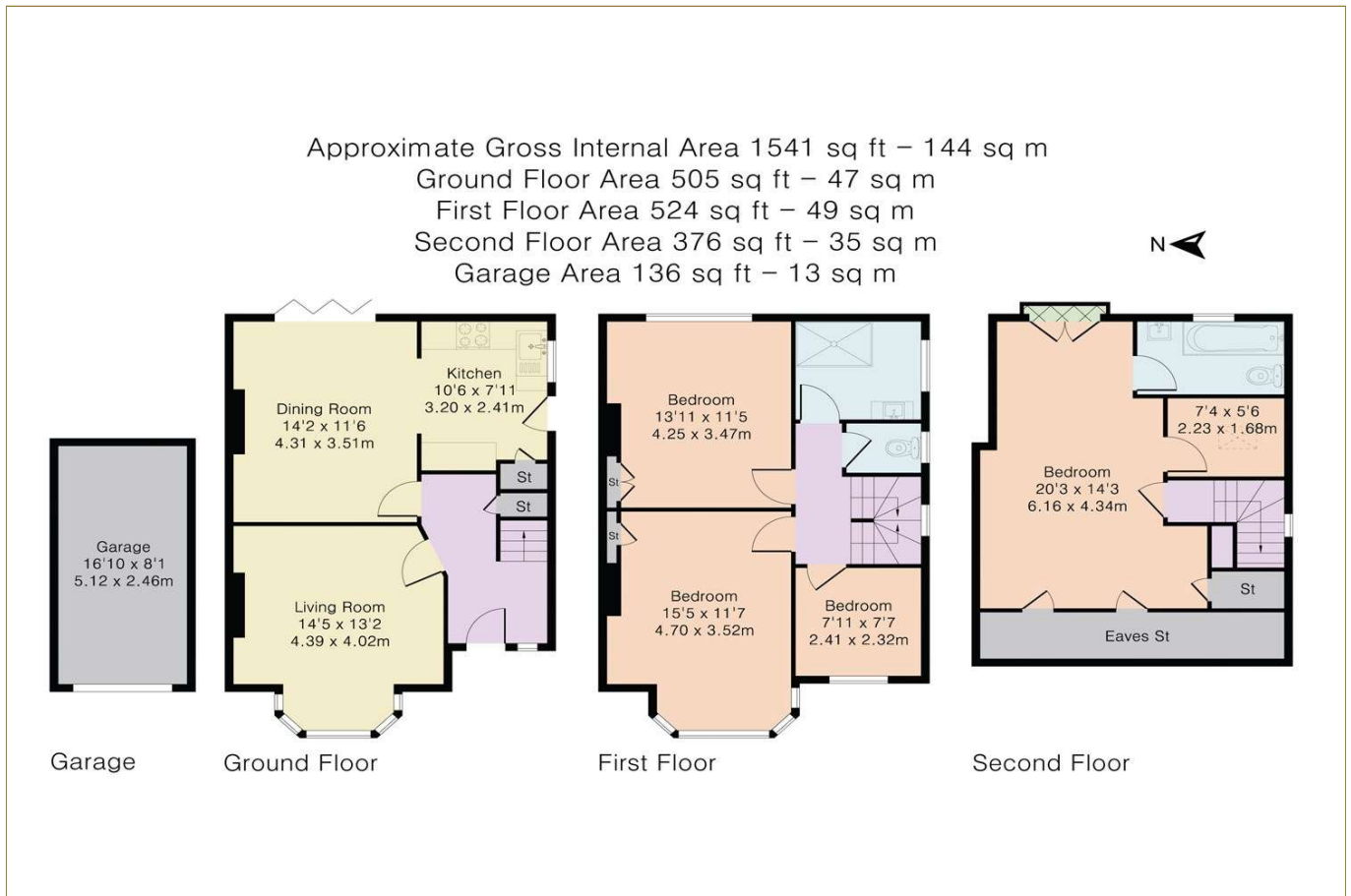
**ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**

Energy Rating E

To view the full EPC for this property, you can access the national database with the following web address: <https://find-energy-certificate.service.gov.uk/energy-certificate/8406-7226-4350-0568-4902>

### FLOOR PLAN

These floor plans are for guidance purposes only and are not to scale





### LOCATION

This image is for indicative purposes and cannot be relied upon as wholly correct

