

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



RICHMOND ROAD, CAVERSHAM HEIGHTS READING, RG4 7PR

£650,000

An individual detached chalet bungalow providing spacious and flexible two/three bedroom accommodation, together with conservatory and en-suite to master and guest bedrooms, presented in good order and occupying a level and secluded garden with garage and parking in a sought after Caversham Heights position. No chain

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
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ENTRANCE

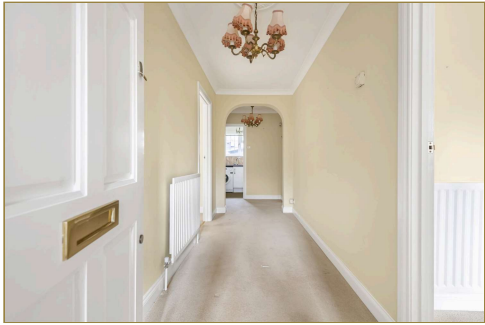
Front door with double glazed inserts to

ENTRANCE LOBBY

With tiled floor and cloak space, door to

RECEPTION HALL

With radiator, archway leading to



INNER HALLWAY

With radiator and built in cloaks cupboards

LIVING ROOM

With dual aspect double glazed windows, radiator, three wall light points and staircase to first floor



DINING ROOM/BEDROOM THREE

With side aspect double glazed window, radiator, double glazed door to attached



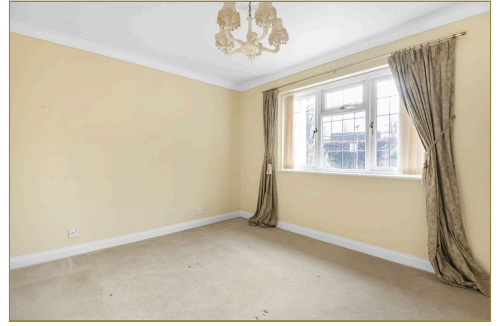
CONSERVATORY

Quality brick based construction with double glazed windows and glass roof with fan and blinds, light and power, radiator

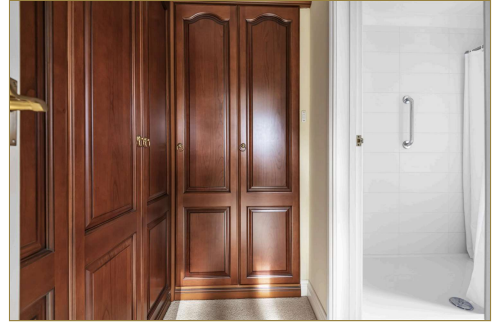


BEDROOM TWO/GUEST BEDROOM

With front aspect double glazed window, radiator, door to

**DRESSING ROOM**

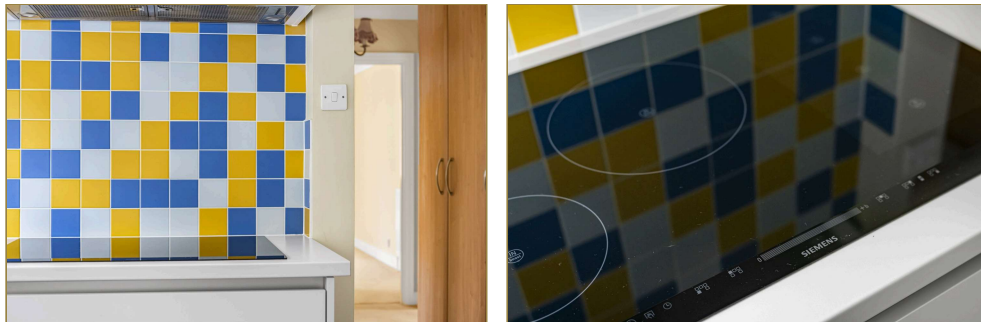
With range of built in wardrobes and access to

**EN SUITE SHOWER ROOM**

Comprising tiled double width shower, wash hand basin, W.C., with tiled surrounds, radiator and side aspect obscure double glazed window

**FITTED KITCHEN**

Modern style comprising single drainer one and a half bowl stainless steel sink unit with mixer tap and cupboards under, further range of both floor standing and wall mounted eye level units and drawers with matching work surfaces and contrasting tiled surrounds, inset electric hob with extractor above and integrated double oven. Further integrated fridge/freezer and dishwasher with concealed lighting, tiled floor, radiator, rear aspect double glazed window and matching double glazed door to garden

**CLOAKROOM**

With W.C., wash hand basin, radiator and rear aspect obscure double glazed window

UTILITY ROOM

Comprising stainless steel circular sink unit with mixer tap, laminated work surface, tiled surrounds, space for washing machine and tumble dryer, with base and eye level cupboard space, radiator, rear aspect double glazed window

**STAIRCASE FROM LIVING ROOM TO MASTER BEDROOM**

Spacious suite with double glazed front aspect window, radiator, twin eaves storage cupboards, further fitted double wardrobe, study alcove and door to

**ENSUITE BATHROOM**

Five piece suite comprising twin grip bath, wash hand basin with cupboard space, W.C., bidet and separate corner tiled shower unit with contrasting tiled surrounds, rear aspect obscure double glazed window, radiator and access to loft space

**REAR GARDEN**

At the rear of the property is a level secluded garden, predominately laid to lawn with mature flower and shrub borders with mature hedging and trees providing excellent year round seclusion, there is a pitched roof timber storage shed to the rear and large timber summerhouse with veranda, outside water tap, access from front to rear via wrought iron gate and also rear garage access. Block paved patio area adjacent to the property, the gardens extend approximately 60ft





OUTSIDE

The front of the property is entered via block paved driveway leading to



ATTACHED GARAGE

With electrically operated up and over door, power and light with up and over door rear access the garage houses meters, gas boiler and water softener

FRONT GARDEN

The block paved driveway provides parking and turning for a number of vehicles with brick enclosed beds and shrub borders with enclosed brick retaining wall and mature hedged enclosures



DIRECTIONS

From central Caversham proceed south along Prospect Street, at mini roundabout turn right into Church Street at traffic lights turn right into Church Road and continue up St. Peter's Hill into the Woodcote Road turning right into Woodcote Road where the property can be found on the left hand side

TENURE

Freehold

APPROXIMATE SQUARE FOOTAGE

1,712 sq ft. This is an approximate measurement taken from the EPC which measures the heated habitable space

SCHOOL CATCHMENT

Emmer Green Primary School
 The Hill Primary School
 The Heights Primary School
 Highdown School and Sixth Form Centre

COUNCIL TAX

Council Band F

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

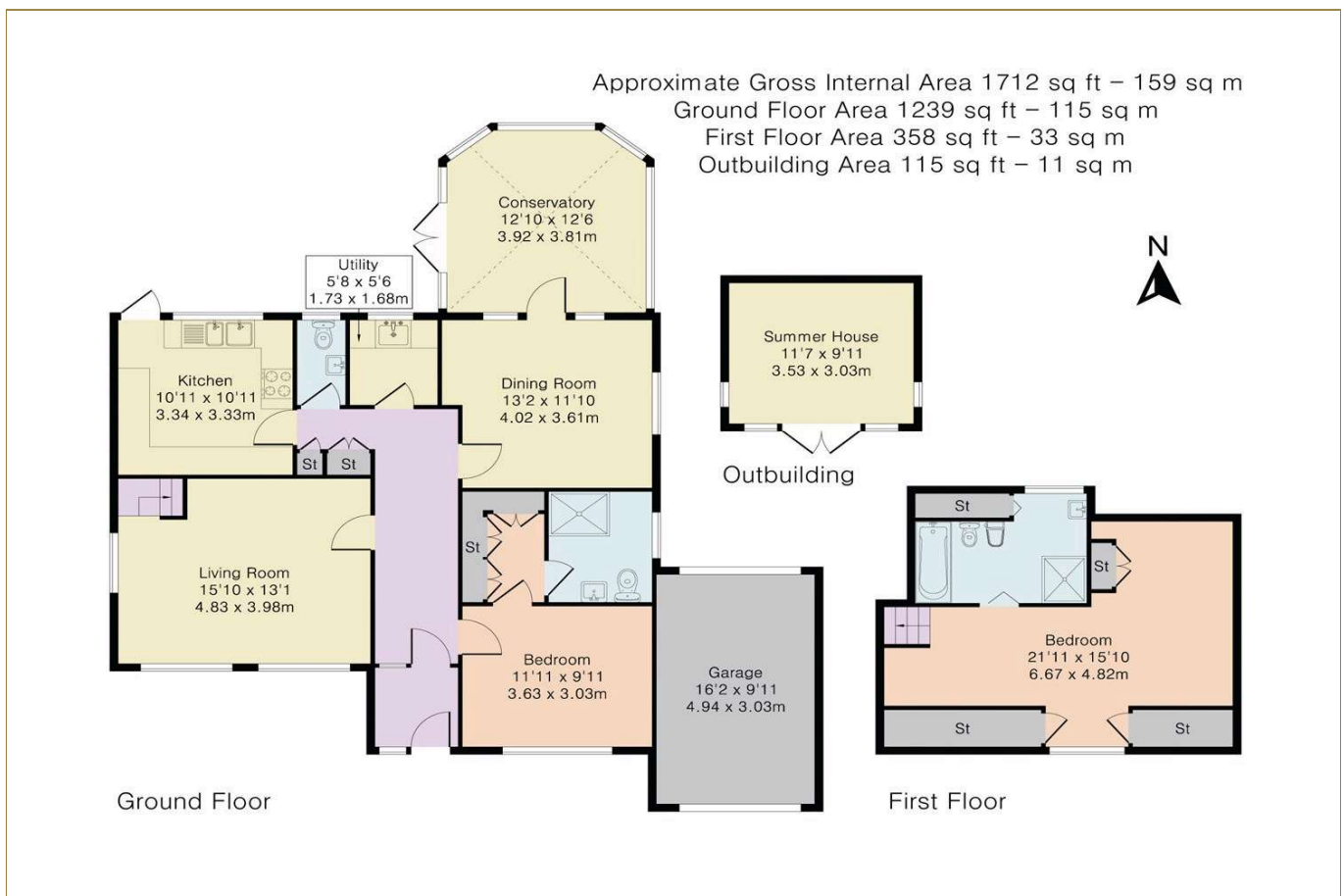
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Energy Rating D

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/2457-3034-0209-0374-1200>

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

