

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



WINCROFT ROAD, CAVERSHAM READING, RG4 7HH

£875,000

Outstanding three bedroom detached extended bungalow occupying a wide south facing level and secluded plot in the region of 1/4 of an acre, presented in excellent decorative order with high quality fittings and positioned in a favoured road in Caversham Heights approximately one mile north of Caversham centre

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
T 0118 946 1800 W www.farmeranddyer.com
E info@farmeranddyer.com

SITUATION

Caversham is situated just north of the River Thames, offering a wide range of shops, bars and restaurants, together with excellent schooling. Reading Station servicing London (Paddington 25 minutes) is within half a mile of Caversham Bridge and has been further complemented with the arrival of Crossrail. Emmer Green & Caversham Heights border the South Oxfordshire countryside, with a choice of golf courses and the additional Mapledurham Gym & Rivermead Sports Complex on Caversham borders

ENTRANCE

Covered entrance porch with tiled step and front door to

**RECEPTION HALL**

With parquet flooring, radiator, loft access and built in cloaks cupboard

**LIVING ROOM**

With front aspect double glazed window, radiator, central fireplace with hearth surround and mantel over with wood burning stove, through to

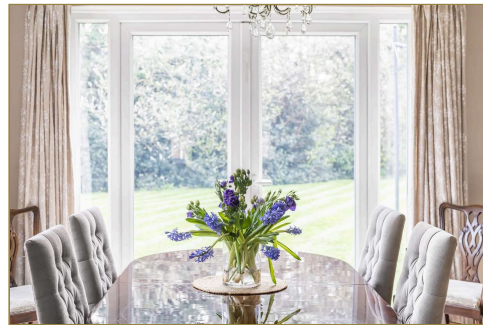


SITTING AREA with radiator and archway through to



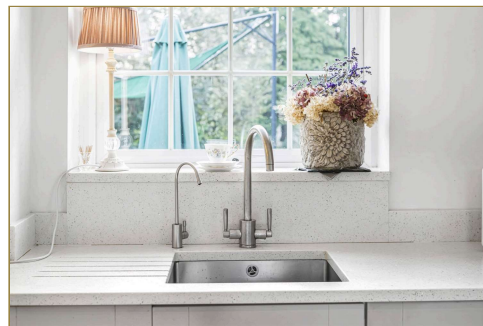
EXTENDED DINING AREA

Dual aspect with side double glazed window and double glazed French doors to garden



EXTENDED KITCHEN/BREAKFAST ROOM

Well fitted comprising inbuilt drainer sink unit with mixer tap and cupboard under, further extensive range of both floor standing and wall mounted eye level units with granite work surfaces and surrounds with peninsular breakfast bar and neatly enclosed gas boiler, with space for range cooker, fitted extractor, integrated fridge and freezer and further integrated dishwasher. Dual aspect with double glazed windows and matching double glazed French doors to patio and garden, tiled floor





INNER LOBBY

With cupboard space and double glazed alternative doorway access to front, doorway to

FAMILY ROOM/BEDROOM THREE

With front aspect double glazed bow window, radiator



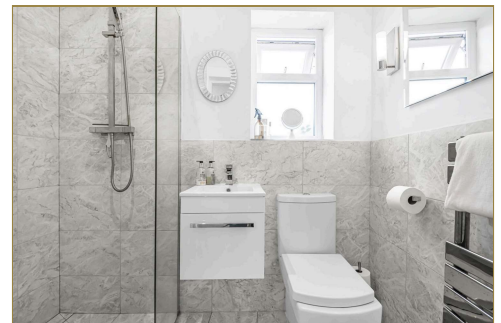
BEDROOM ONE

With front aspect double glazed bow window, radiator and range of fitted wardrobes and door to



EN SUITE SHOWER ROOM

Comprising wet room style walk in shower with glass deflector, wash hand basin with drawer space below, W.C., with matching tiled walls and floor, heated towel rail and side aspect obscure double glazed window

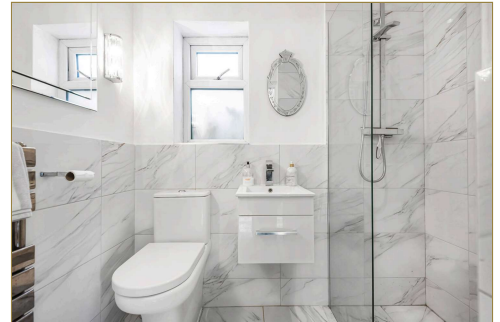


BEDROOM TWO

With rear aspect double glazed window, radiator, range of fitted wardrobes and door to

**EN SUITE SHOWER ROOM**

Comprising wet room style walk in shower with glass deflector, wash hand basin with drawer below, W.C., and matching tiled walls and floor, heated towel rail, side aspect obscure double glazed window

**BATHROOM**

Four piece suite comprising panelled bath, pedestal wash hand basin, W.C., separate large fully tiled shower cubicle with radiator incorporating heated towel rail and rear aspect obscure double glazed window, fully tiled walls and floor

**REAR GARDEN**

At the rear of the property is a magnificent wide, level and secluded south facing garden with paved patio area adjacent to the kitchen, the garden deltas out to the rear which includes 20ft pitch roof workshop and shed, further potting shed beyond, wood store and compost area. The gardens are predominately laid to lawn with an abundance of mature evergreen hedging and trees together with flower and shrub borders with panelled fence enclosures. Outside water tap, side access front to rear and useful gardeners outside W.C., with wash hand basin. In all the rear garden extends in the region of 70ft in depth and over 100ft wide to extremes





OUTSIDE

The front of the property is entered via a block paved driveway with further pea shingled contrast providing parking for three vehicles, with a mixture of mature hedged, timber fenced and brick retained wall enclosure



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 Peters Hill onto Woodcote Road, turn right into Richmond Road, left into Conisboro Avenue and left into Wincroft Road

TENURE

Freehold

SCHOOL CATCHMENT

Emmer Green Primary School
The Hill Primary School
The Heights 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 over 2,500 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.

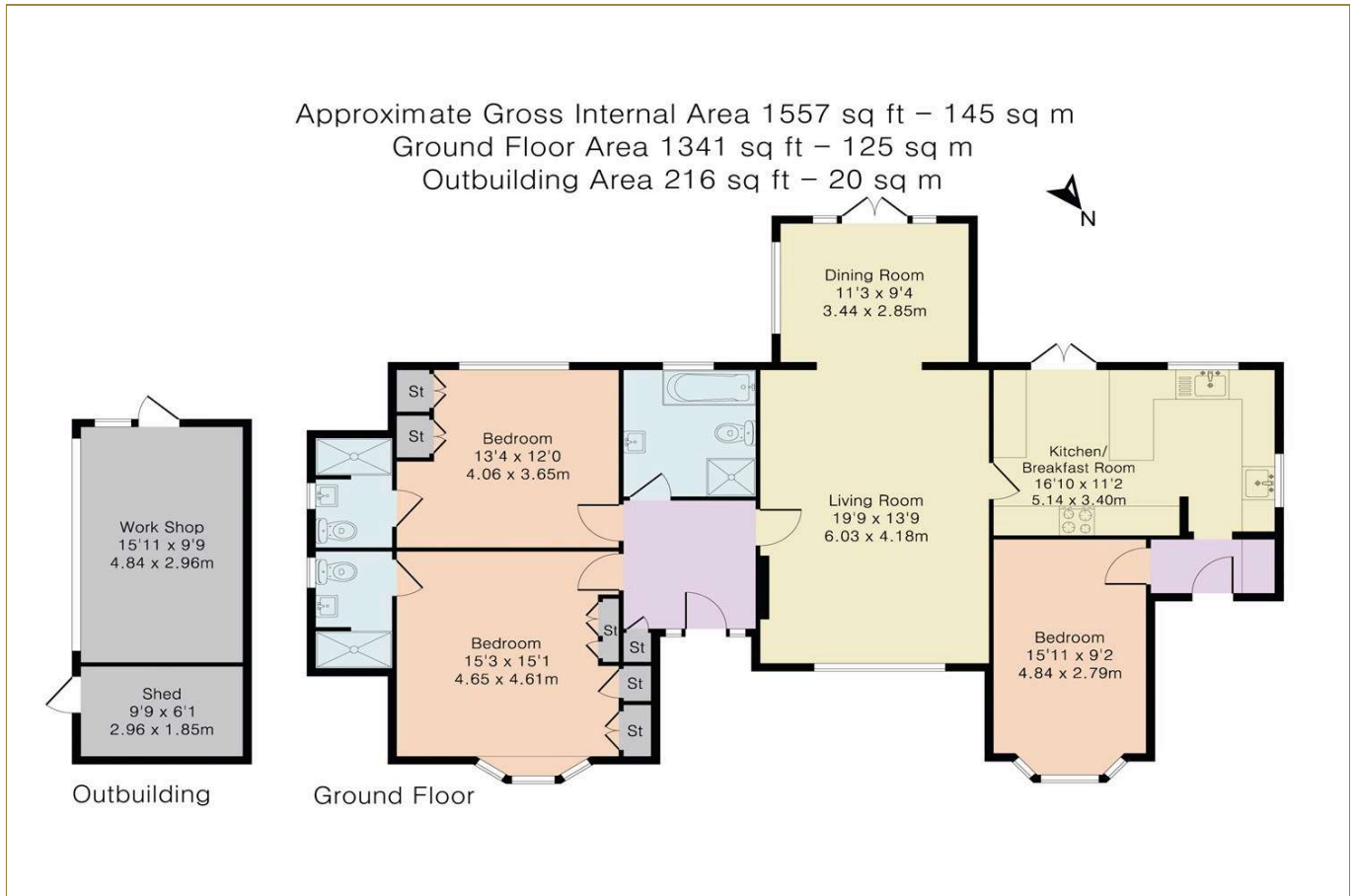
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Energy Rating C

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/0380-2773-9370-2604-8515>

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

