

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### WESTDENE CRESCENT, CAVERSHAM HEIGHTS READING, RG4 7HD

**£650,000**

A fine bay fronted semi-detached family home with beautifully fitted extended kitchen and set in a peaceful cul-de-sac, presented in excellent decorative order throughout with scope to further extend. Only 3 minute walk to The Heights Primary School, Mapledurham playing fields & community hall. Just over one mile to central Caversham & nearby Golf Club & gym

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB  
T 0118 946 1800 W [www.farmeranddyer.com](http://www.farmeranddyer.com)  
E [info@farmeranddyer.com](mailto: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.

Only a 3 minute walk away is the entrance to The Heights primary school, Mapledurham playing fields, Pavillion and popular community centre offering an array of facilities including: Cafe, Football, Tennis, Children's Play Area, Woodland wildlife & Dog Walking.

Also, there is a local shop only 4 minutes away and nearby is the Albert Road play park with Childrens play area, Tennis courts and the Caversham bowls & croquet club.

## ENTRANCE

Arched entrance porch with quarry tiled step and uPVC double glazed front door to

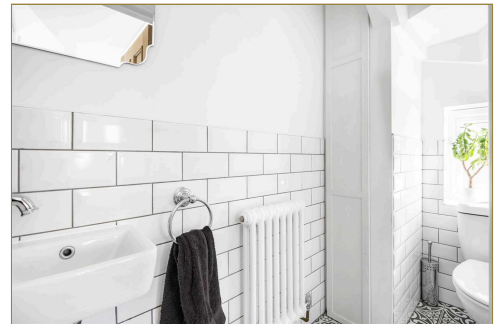
## RECEPTION HALL

With timber floor, radiator, staircase to first floor, understair storage cupboard, twin front aspect obscure double glazed windows



## CLOAKROOM

With W.C., wash hand basin, radiator, contrasting tiled surrounds and floor, side aspect obscure double glazed window



## LIVING ROOM

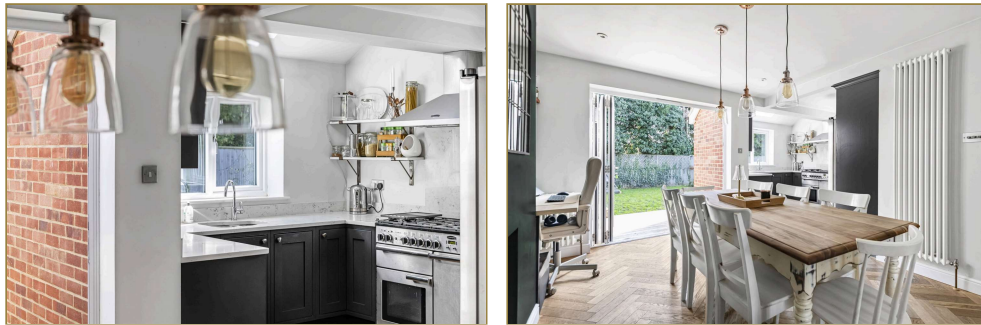
With front aspect feature double glazed bay window and central cast iron fireplace with tiled hearth surround and mantel over with real fire facility, vertical radiator, picture rails, recessed shelving and display plinths with cupboard space, double doors through to





**EXTENDED KITCHEN/DINING ROOM**

This is also entered via hallway, naturally segregated for kitchen and dining areas



DINING AREA with rear aspect double glazed bi-fold doors to garden, two radiators, ornamental fireplace, oak flooring, room for large table and chairs

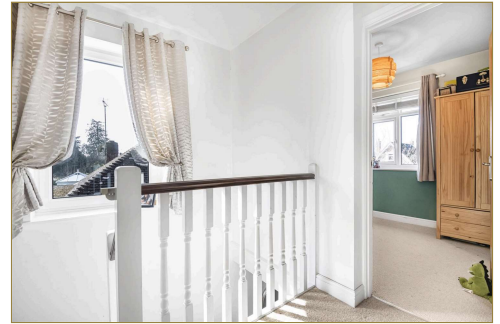


**EXTENDED KITCHEN AREA** well fitted painted kitchen comprising inbuilt drainer one and a half bowl steel sink unit with mixer tap and cupboards under, further extensive range of both floor standing and wall mounted eye level units with granite work surfaces and surrounds, space for range cooker with matching granite surround, fitted extractor hood, space for American style fridge/freezer, concealed lighting, dual aspect double glazed windows and part vaulted ceiling with overhead double glazed Velux window, oak flooring



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

With side aspect double glazed window, access to loft space above



**BEDROOM ONE**

Front aspect double glazed bay window, radiator and range of twin double wardrobes with sliding doors, picture rails



**BEDROOM TWO**

With rear aspect double glazed window, radiator, picture rails

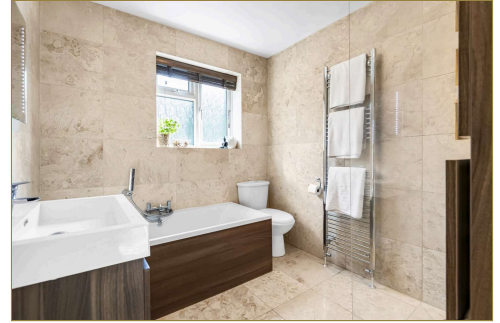


**BEDROOM THREE**

With front aspect double glazed window, vertical radiator, picture rails

**BATHROOM**

Spacious four piece suite comprising panelled bath, wash hand basin with drawer space below, W.C., separate walk in shower with glass deflector, stainless steel heated towel rail, rear aspect obscure double glazed window

**REAR GARDEN**

At the rear of the property is a fully enclosed garden, laid to lawn with large patio area and decking area adjacent to the property, side access front to rear via timber gate, with timber storage units, outside hot and cold water tap, space to extend subject to planning consent. In all the gardens extend approx. 35ft sq with timber fenced enclosures and mature evergreens beyond providing excellent seclusion





### **FRONT GARDEN**

The front of the property is entered via a driveway leading partly to the side of the property providing parking for three or four vehicle's with pea shingled hardstanding and raised sleeper enclosed beds together with timber fence and brick retained wall enclosure



### **DIRECTIONS**

From central Caversham proceed south down Prospect Street, at the mini roundabout turn right into Church Street, at traffic lights turn right into Church Road continuing up St Peters Hill into Woodcote Road turning right into Woodcote Way and immediate right into Westdene Crescent

### **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 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**

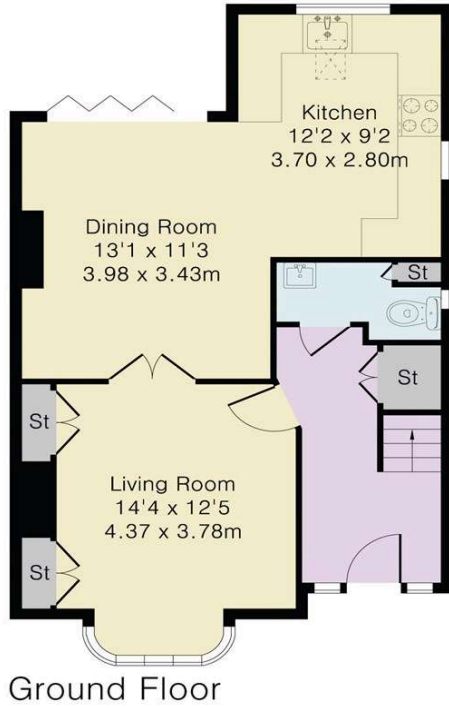
Energy Rating D

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/9500-6788-0322-4309-3743>

**FLOOR PLAN**

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

Approximate Gross Internal Area 996 sq ft – 93 sq m  
Ground Floor Area 524 sq ft – 49 sq m  
First Floor Area 472 sq ft – 44 sq m



**LOCATION**

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

