

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### ELTHAM AVENUE, CAVERSHAM PARK CAVERSHAM, RG4 6RQ

**£550,000**

This three bedroom link detached house is located on Caversham Park Village. Ground floor accommodation comprises spacious entrance hall, cloakroom, fully equipped kitchen and open plan living/dining room with sliding doors leading to the garden. To the first floor there are three double bedrooms and family bathroom. The rear garden benefits from patio area, lawn with established borders and flower beds. To the front there is driveway parking for two vehicles

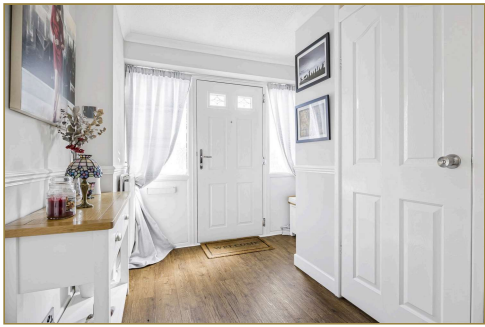
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### RECEPTION HALL

Light hallway with new front door and downstairs w/c

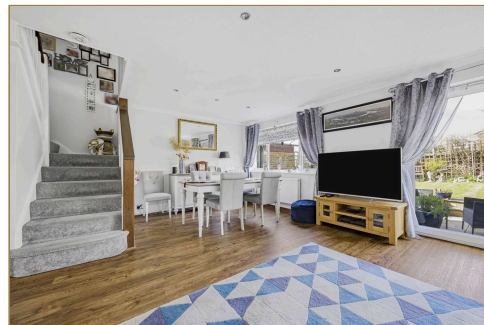


### CLOAKROOM

Refitted downstairs w/c

### LIVING/DINING ROOM

Beautifully presented 20ftx16ft lounge diner with sliding patio doors out to the garden



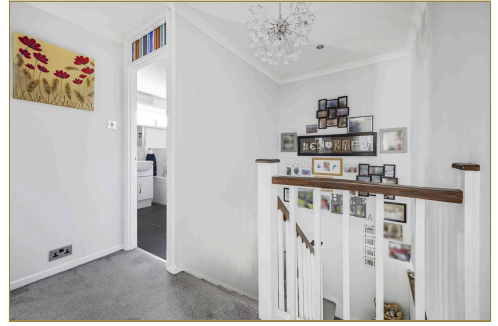
### KITCHEN

Refitted kitchen, with side access to the front of the property



**STAIRCASE FROM LIVING/DINING ROOM TO FIRST FLOOR LANDING**

With access to loft space above, built-in linen cupboard



**BEDROOM ONE**

13.7x9.9 master bedroom with built in wardrobes



**BEDROOM TWO**

Good size double bedroom, over looking the rear garden



**BEDROOM THREE**

Double bedroom with built in wardrobe



**BATHROOM**

Modern refitted family bathroom, with separate shower and bath



## **REAR GARDEN**

Lovely secluded garden, with patio seating area



## **DIRECTIONS**

From central Caversham proceed north up Prospect Street, at the traffic lights fork right into Henley Road, proceed for about one and a half miles turning left at the traffic lights into Caversham Park Road, proceed up the hill turning left into Kingsway and left into Eltham Avenue

## **TENURE**

Freehold

## **COUNCIL TAX**

Band D

## **SCHOOL CATCHMENT**

Caversham Park Primary School

Highdown School and Sixth Form Centre

## **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**

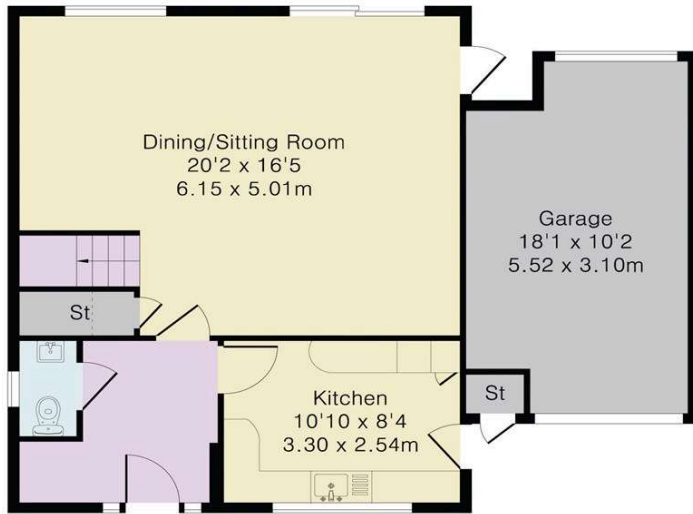
Energy Rating C

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/8200-3254-5429-2827-0463>

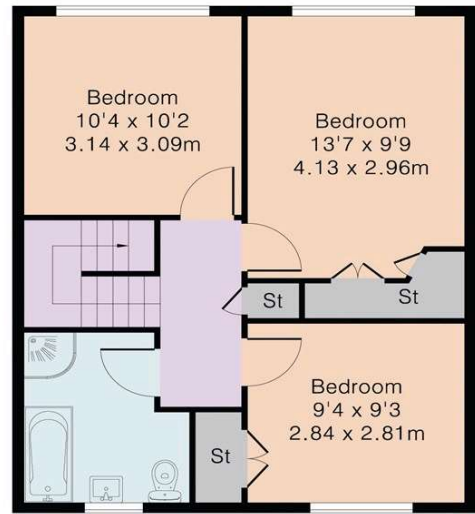
### FLOORPLAN

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

Approximate Gross Internal Area 1189 sq ft – 111 sq m  
Ground Floor Area 684 sq ft – 64 sq m  
First Floor Area 505 sq ft – 47 sq m



Ground Floor



First Floor

### LOCATION

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

