

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



COURTENAY DRIVE, EMMER GREEN READING, RG4 8XH

£700,000

A 1950's three bedroom detached residence, in need of upgrading, and situated in this prime residential area only a 5 minute walk to the south Oxfordshire countryside. Includes two reception rooms, downstairs cloakroom, bathroom, detached garage and a superb 150ft rear garden. No onward chain

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

ENTRANCE LOBBY

ENTRANCE HALL

Radiator, understairs cupboard, stairs to first floor



CLOAKROOM

Comprising W.C., side aspect

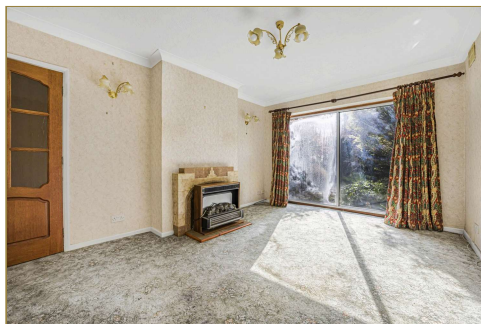
LIVING ROOM

Front aspect bay, original tiled fireplace, radiator



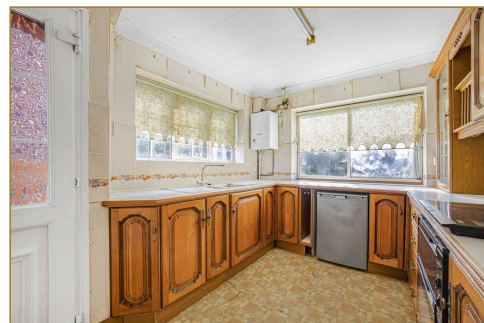
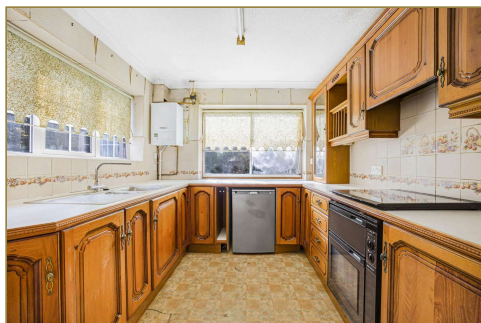
DINING ROOM

Rear aspect sliding doors to rear garden, original tiled fireplace, radiator



KITCHEN

Fitted to comprise worktops, range of drawers and cupboards, one and a half bowl sink unit, fitted gas hob and electric oven with extractor hood over, larder cupboard, side and rear aspect, wall mounted gas boiler, radiator



STAIRCASE FROM ENTRANCE HALL TO FIRST FLOOR LANDING

Side and front aspect windows, hatch to loft



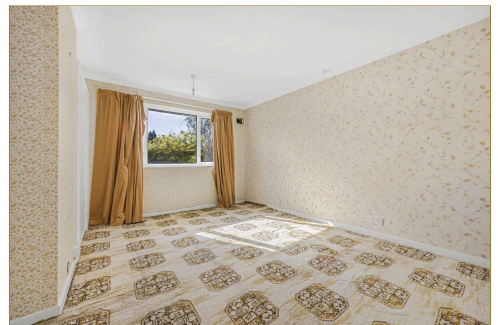
BEDROOM ONE

Front aspect bay with window seat and drawers, fitted wardrobes, radiator



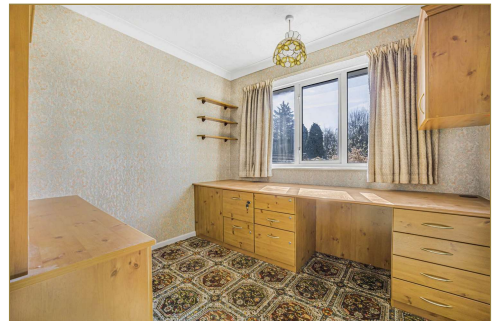
BEDROOM TWO

Rear aspect, radiator, cupboard



BEDROOM THREE

Rear aspect, radiator



BATHROOM

Three piece suite comprising panelled bath and separate shower unit, W.C., pedestal wash hand basin, airing cupboard, radiator, side aspect

**FRONT GARDEN**

Low maintenance with brick paved driveway providing parking for three/four cars and leading to

GARAGE

Opening timber doors, light and power

REAR GARDEN

Attractive feature of the property, approx. 150ft in length mainly laid to lawn with an array of specimen trees including magnolia, acers and evergreens. Includes summerhouse and shed

**DIRECTIONS**

From central Caversham proceed north up Prospect Street, at traffic lights fork left into the Peppard Road, continue into Emmer Green passing the shops on the right hand side and turning left into Courtenay Drive where the property will be found on the left hand side

TENURE

Freehold

SCHOOL CATCHMENT

Caversham Park Primary School
Highdown School and Sixth Form Centre

COUNCIL TAX

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

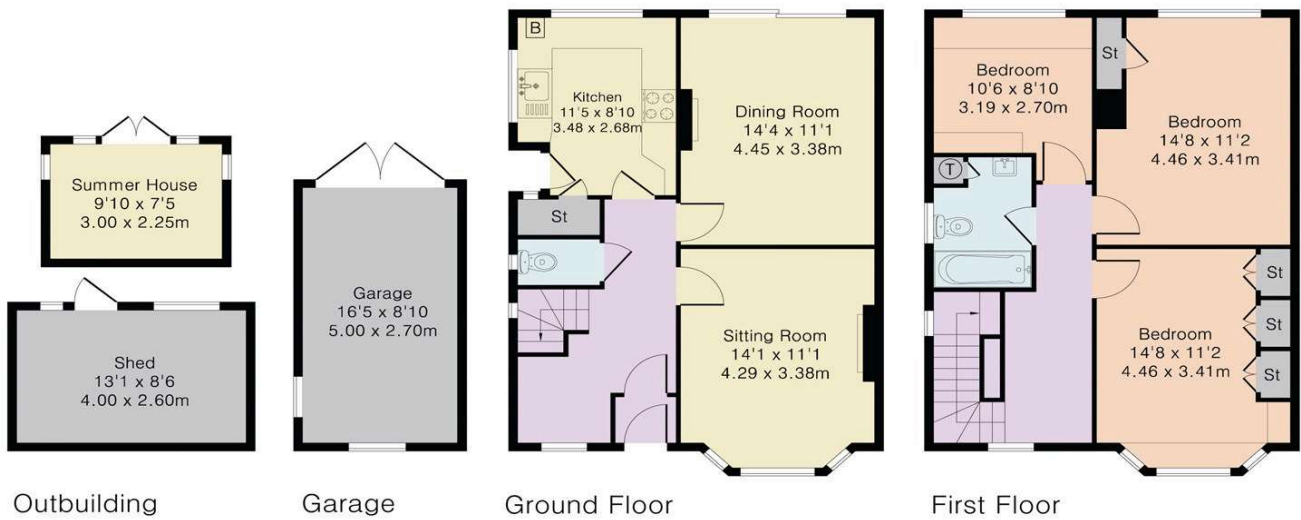
Energy Rating D

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/0380-2366-0370-2324-1655>

FLOOR PLAN

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

Approximate Gross Internal Area 1461 sq ft – 136 sq m
Ground Floor Area 562 sq ft – 52 sq m
First Floor Area 569 sq ft – 53 sq m
Garage Area 145 sq ft – 14 sq m
Outbuilding Area 185 sq ft – 17 sq m



LOCATION

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

