

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



**SALISBURY ROAD,  
READING, RG30 1BW**

**£475,000**

A beautifully presented four bedroom Victorian home situated within a 3-minute walk of Reading West Train Station and 10-minute walk to the idyllic Thames Riverside. The current owner has carried out extensive improvements including a full loft conversion to create a wonderful master bedroom & ensuite. There is also a very large rear garden plot that runs behind 3 neighbouring properties where the owner has created a thriving "cottage" garden, for all the family to enjoy

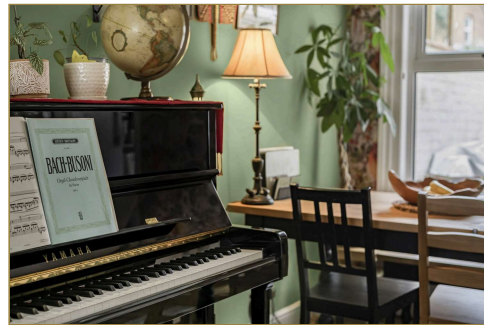
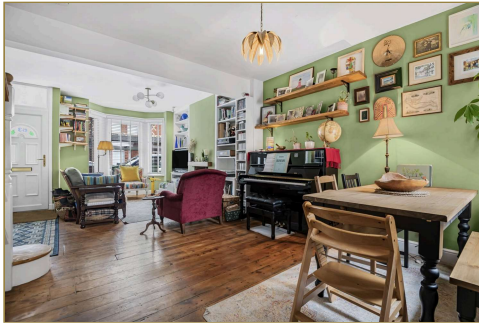
No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB

T 0118 946 1800 W [www.farmeranddyer.com](http://www.farmeranddyer.com)

E [info@farmeranddyer.com](mailto:info@farmeranddyer.com)

## LIVING/DINING ROOM

Recently renovated 25.6ft living/dining space with bay window and DEFRA-approved log burner. The room has the original characterful Victorian wood flooring and Sharps fitted under-stairs cupboards



## KITCHEN

Modern kitchen with breakfast bar and 2 large aspects, with one giving a view down the garden. The kitchen has full-height wall cabinets and space for washing machine, tumble dryer, dishwasher, wine cooler and fridge/freezer



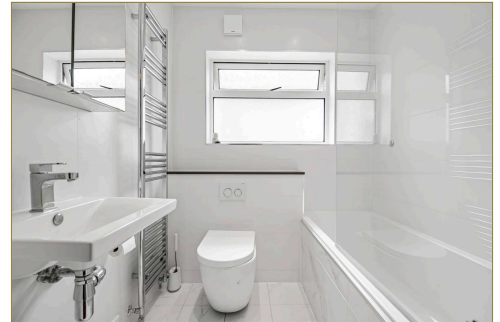
## **BEDROOM TWO**

Good size double bedroom to the front of the property



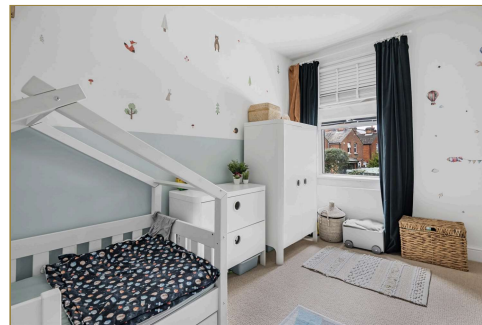
## **BATHROOM**

Modern family bathroom with underfloor heating, a dual-powered radiator and a digital shower with rainfall feature



## **BEDROOM THREE**

12ft double bedroom



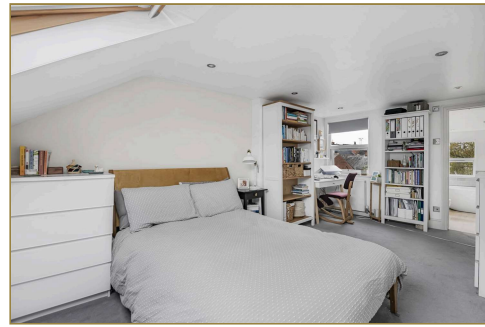
## **BEDROOM FOUR**

Single bedroom with views over the rear garden

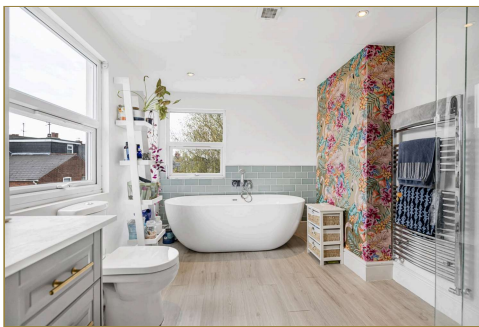


**MASTER BEDROOM**

Full loft conversion with Sharps fitted wardrobes, rear dormer and ensuite bathroom

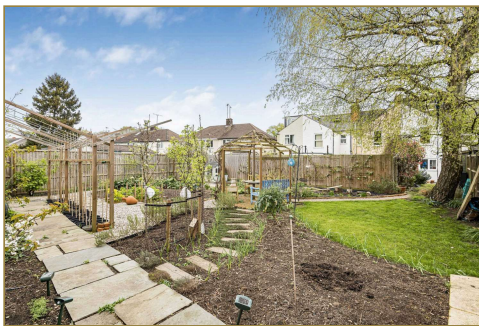
**ENSUITE BATHROOM**

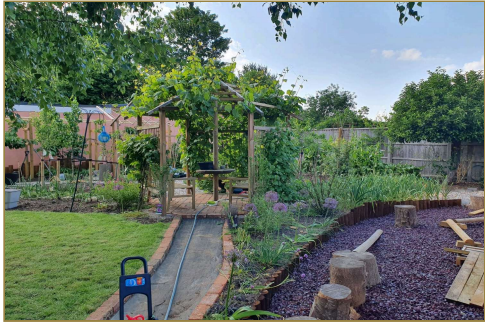
Large ensuite bathroom with free-standing bath and large, digitally-controlled walk-in shower

**REAR GARDEN**

Wonderful west facing family garden on an extra large plot

Mature fruit-bearing trees and bushes including multiple varieties of cherry, pear, apple, plum, apricot, tayberry, raspberry, mulberry, blackcurrant, blueberry, gooseberry and strawberry. Borders laid with fragrant herbs and garden salad. Cottage garden easily meets the fruit and vegetable requirements of a family of 6. Large log store, built-in dry compost and child's play area laid with eco friendly rubber chipping





**TENURE**

Freehold

**COUNCIL TAX**

Band C

**SCHOOL CATCHMENT**

Oxford Road Community Primary School

Wilson Primary School

Kings Academy Prospect

The Wren School

**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

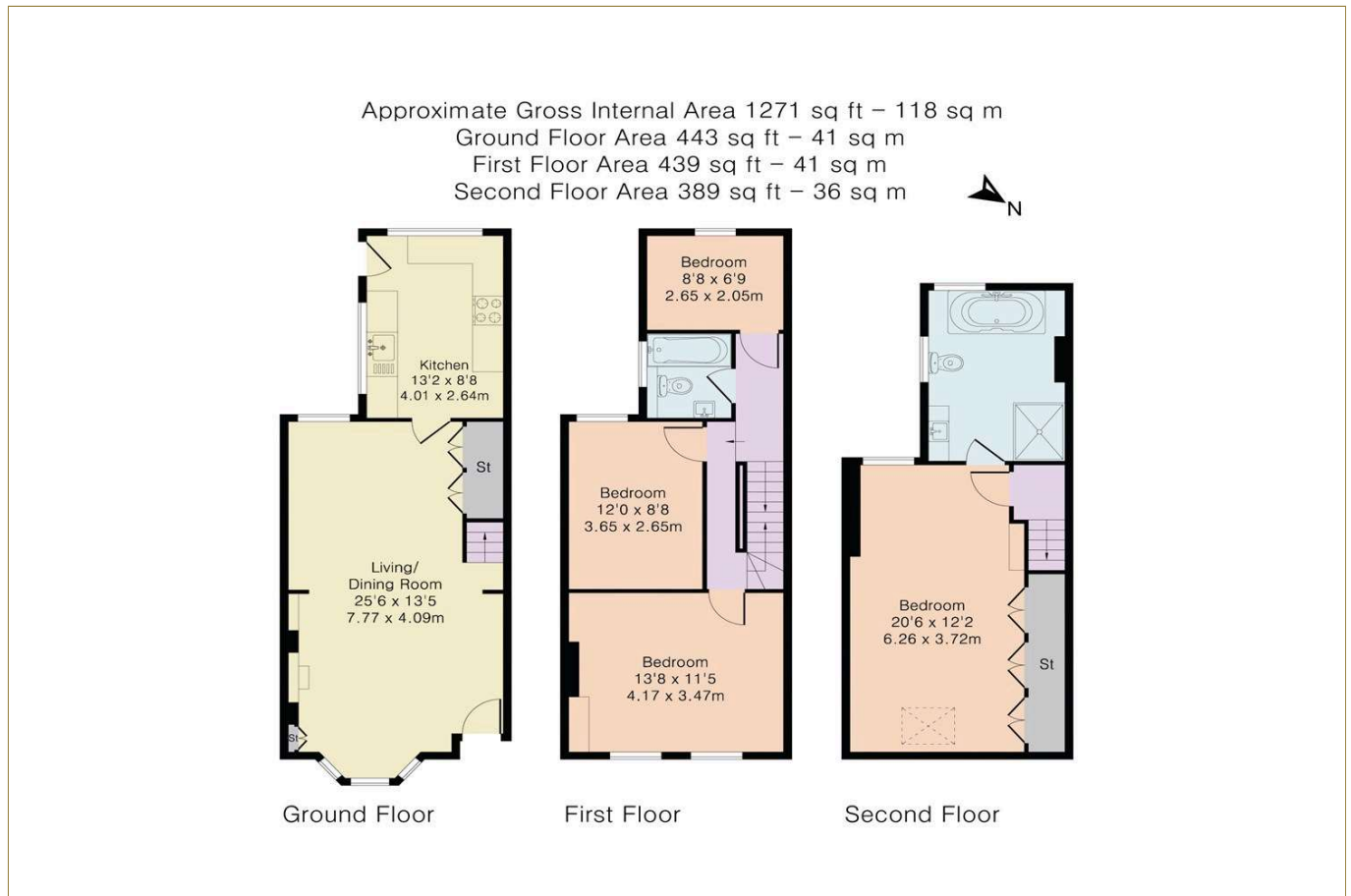
**ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**

Energy Rating E

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/0038-2852-7745-9425-2661>

### 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

