

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



RUSSELL ROAD, TOKERS GREEN READING, RG4 9EJ

£795,000

An attractive four bedroom detached residence offering over 1700sqft of accommodation and situated along this private road, approx. 2 miles north of Caversham centre. Includes 21ft sitting room, 24ft kitchen/breakfast room, dining room, utility room, cloakroom, bedroom 4/study, 3 upstairs bedrooms with 1 ensuite. Detached garage and beautiful rear garden. Surrounded by countryside walks yet only 3 miles to Reading Station

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SITUATION

This beautifully presented four bedroom extended detached family home sits peacefully in a private no-through road in a semi-rural position close to the grounds of Mapledurham Golf Course and on the edge of the beautiful South Oxfordshire countryside. With spacious reception hall providing access to all downstairs rooms, with elegant extended living room, superb full length kitchen/breakfast room, separate dining room and utility room with flexibility on fourth bedroom or study. Upstairs are three bedrooms, master with en-suite shower room and separate family bathroom, security system. Outside the gardens are beautifully tended south facing and totally secluded with various patio areas. The front is entered via a block paved driveway which provides parking for a number of vehicles and leads to the side of the property with detached garage. Caversham centre two miles, Reading town centre including station three miles. There is also the renowned Kidmore End Primary School within one mile

ENTRANCE

Covered entrance porch and step to front door with double glazed stained glass insert to

SPACIOUS RECEPTION HALL

With oak style flooring, radiator, staircase to first floor, front aspect double glazed window and understairs cloaks cupboard



CLOAKROOM

With W.C., wash hand basin with cupboard space below and built in cupboard, heated towel rail, tiled floor



UTILITY ROOM

With single drainer stainless steel sink unit with mixer tap and cupboards under, further storage cupboards with Megaflow pressurised hot water cylinder, plumbing for washing machine, space for tumble dryer, wall mounted gas boiler, water softener, tiled surrounds and floor, front aspect double glazed window



EXTENDED LIVING ROOM

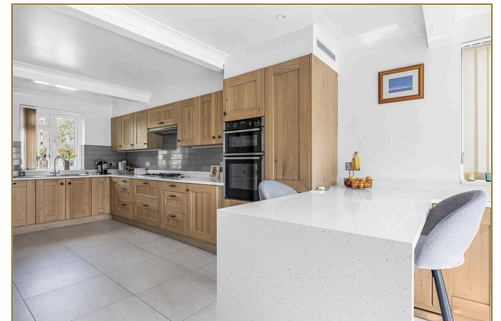
Dual aspect with rear feature double glazed bay window and side double glazed French doors to patio and garden, two radiators, stone fireplace with hearth surround and mantel over with fitted coal effect electric fire



KITCHEN/BREAKFAST ROOM

Superb and particularly spacious triple aspect room with front and rear double glazed windows and further side double glazed window and rear double glazed door to patio and garden

KITCHEN beautifully fitted with solid light oak units, comprising single drainer one and a half bowl non scratch sink unit with mixer tap and cupboards under, further extensive range of both floor standing and wall mounted eye level units with Quartz work surfaces and surrounds. Inset four ring gas hob with extractor hood above and integrated double oven, further integrated dishwasher and space for fridge/freezer. Vertical radiator, matching dresser style unit with cupboard space and Quartz surface



BREAKFAST AREA with Quartz matching breakfast bar, further base level units, radiator, tiled floor and double doors through to



DINING ROOM

With rear aspect double glazed window, radiator. The dining room is also accessed via Reception Hall



BEDROOM FOUR/STUDY

With front aspect double glazed window, radiator



STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING

With radiator, rear aspect double glazed Velux window



BEDROOM ONE

Triple aspect with double glazed windows including double glazed Velux, built in wardrobe and twin eave storage cupboards, two radiators and door to





ENSUITE SHOWER ROOM

Comprising fully tiled shower cubicle, wash hand basin with cupboard below, W.C., contrasting tiled walls, front aspect obscure double glazed window, heated towel rail



BEDROOM TWO

Dual aspect with double glazed windows, radiator, built in double wardrobe and additional built in wardrobe



BEDROOM THREE

Dual aspect with side double glazed window and front double glazed Velux window, radiator, built in double wardrobe, eaves storage cupboard



BATHROOM

Four piece suite comprising bath, wash hand basin with cupboard space below, W.C., separate fully tiled corner shower with contrasting fully tiled walls and floor. Heated towel rail, frontal aspect obscure double glazed window



REAR GARDEN

At the rear of the property are delightful beautifully maintained level secluded gardens with large paved patio area adjacent to living room and kitchen with extended patio area leading to main lawned gardens with a vast array of bordering flowers, specimen shrubs, young trees and evergreens providing excellent year round seclusion with trellis fencing and arch leading through to rear gardens with further lawn garden area, productive vegetable plot, timber shed and greenhouse. With further sleeper enclosed beds with specimen shrubs and rear evergreen hedging providing excellent screening and privacy. There is also a patio area behind the garage attracting evening sun and protection with outside lighting. There is an additional workshop at the rear of the garage with separate doorway access, power and light. Side access front to rear via a timber gate. In all the rear gardens extend approx. 60ft x 50ft, enjoying a secluded southerly aspect together with timber enclosures



OUTSIDE

The front of the property is entered via a block paved driveway providing

**PARKING**

Parking and turning for a number of vehicles

FRONT GARDEN

With open lawn garden area to the front with flower and shrub borders and timber fenced enclosures, the driveway extends to the side of the property with outside water tap and leading to

DETACHED GARAGE

With up and over door, power and light

AERIAL VIEW**DIRECTIONS**

From central Caversham proceed south along Prospect Street, at mini roundabout turn right onto Church Street, turn right into Hemdean Road, at mini roundabout turn left into Oakley Road at crossroads turn right onto Kidmore Road. Proceed to the very end and continue in to Tokers Green Lane turning left into Russell Road

TENURE

Freehold

SCHOOL CATCHMENT

Kidmore End Church of England Primary School

The Heights Primary School

Highdown School and Sixth Form

Maiden Erlegh Chiltern Edge

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

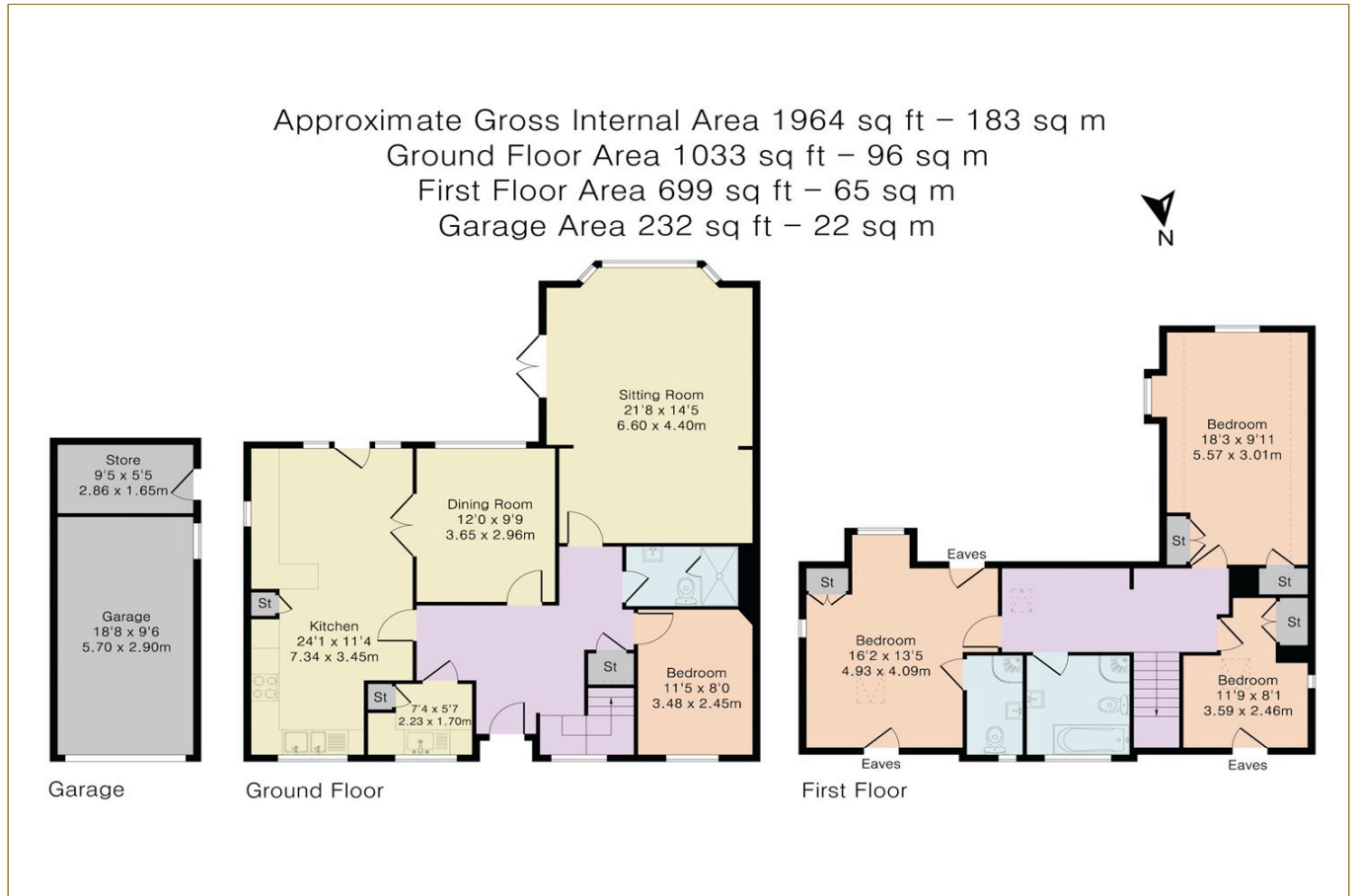
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Energy Rating 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/9834-0824-4300-0101-6206>

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

