

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



DARELL ROAD, CAVERSHAM READING, RG4 7AY

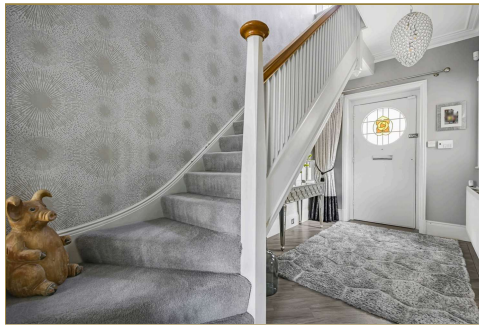
£1,500,000

A stunning extended Edwardian family sized detached residence presented in excellent condition, includes sitting room, living room, kitchen/dining room opening through to family room, utility room, home office/gym, cloakroom, master bedroom with ensuite, four further bedrooms, garage. Just over 1 mile to Reading station

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ENTRANCE HALL

With original front door with circular stained glass window



SITTING ROOM

Front and side aspect. cast iron fireplace with decorative tiled slips, radiator



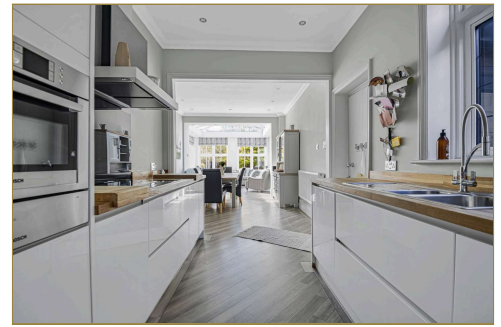
LIVING ROOM

Super room with west facing aspect, large bifold doors leading to garden, fireplace with log burner, side aspect window, radiator

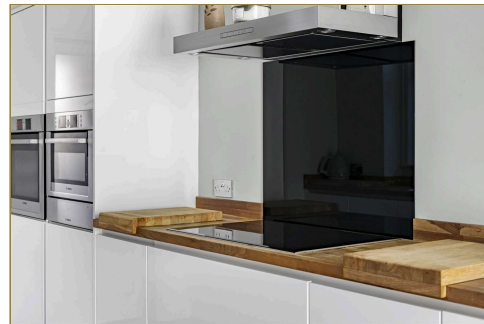
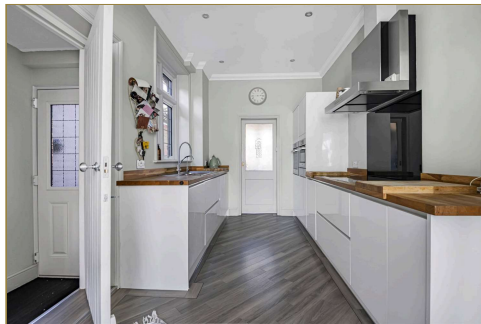


KITCHEN/DINING/FAMILY ROOM

Large open plan room ideal for entertaining totalling 28ft in length



KITCHEN: Refitted with butchers block style worktops with white cupboards and drawers, Large electric hob with stainless steel extractor hood over, integrated oven and microwave, one and a half sink unit, side aspect, sliding door to useful larder offering storage, newly installed gas boiler and space for fridge freezer, door to side lobby



DINING AREA: space for dining table, radiator, spotlights

FAMILY AREA: bespoke fitted with glazed vaulted ceiling and ambient spotlights to perimeters, double doors to garden



SIDE LOBBY

Offering doors to front and rear, radiator

UTILITY/LAUNDRY ROOM

Fitted with worktops and accompanying storage cupboards, appliance space for washing machine and tumble dryer, wine cooler, spotlights



HOME OFFICE / GYM

L shaped room, rear aspect window, radiator, spotlights

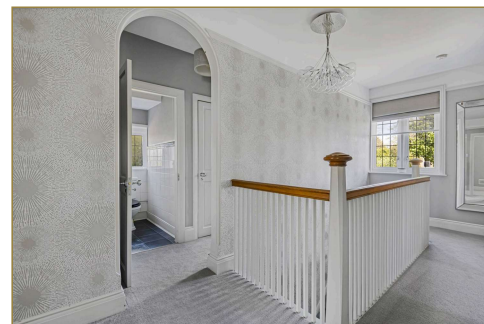
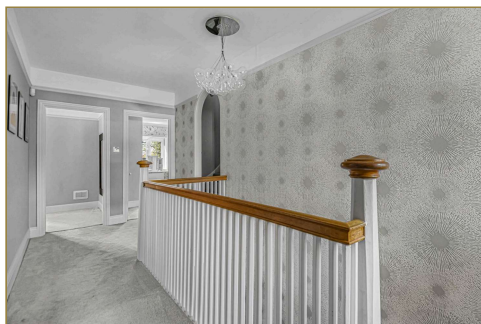


CLOAKROOM

Two piece suite comprising: w.c, corner wash hand basin, chrome towel radiator, rear aspect

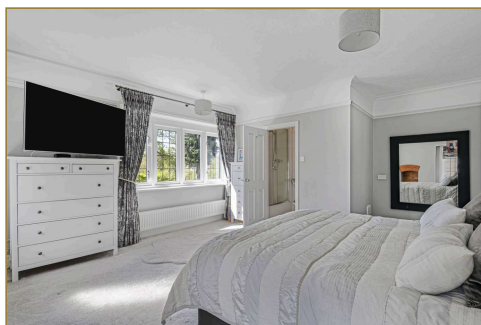
STAIRCASE TO FIRST FLOOR LANDING

Front aspect, doors to three bedrooms & family bathroom, airing cupboard, further staircase to top floor



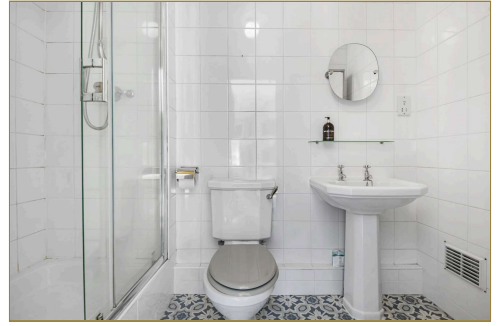
BEDROOM ONE

With large rear aspect window and two accompanying side windows, fireplace recess, door to



ENSUITE SHOWER ROOM

Fitted to include: double width shower cubicle, w.c, pedestal wash hand basin, tiled walls



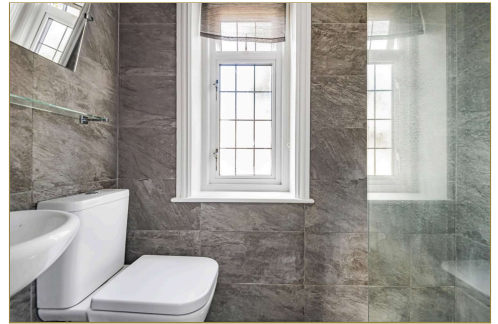
BEDROOM TWO

Rear aspect, fitted wardrobes, radiator, door to



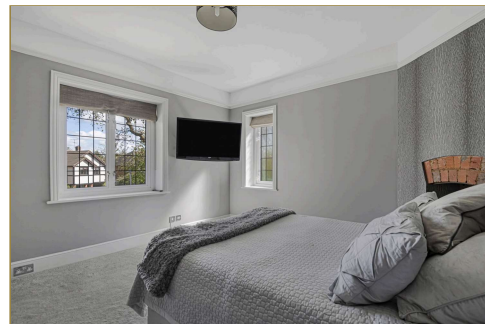
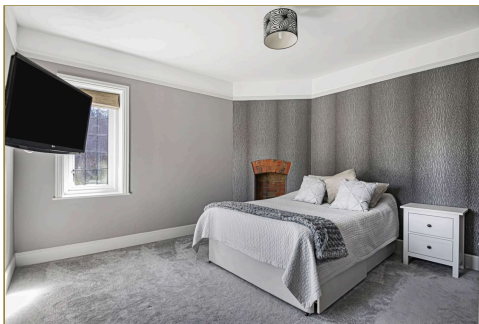
ENSUITE SHOWER ROOM

Three piece suite comprising: walk in shower, w.c, pedestal wash hand basin, tiled walls and floor, side aspect window



BEDROOM THREE

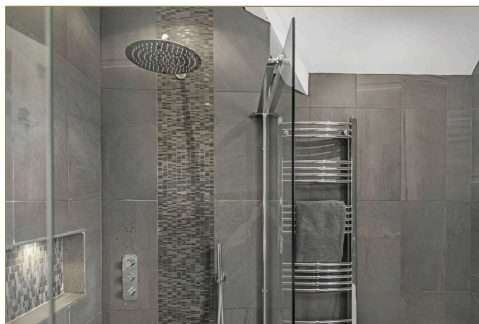
Front aspect, radiator





FAMILY BATHROOM

Three piece suite comprising: large walk in shower, bath, wall mounted wash hand basin, chrome towel radiator, tiled walls and floor, front aspect

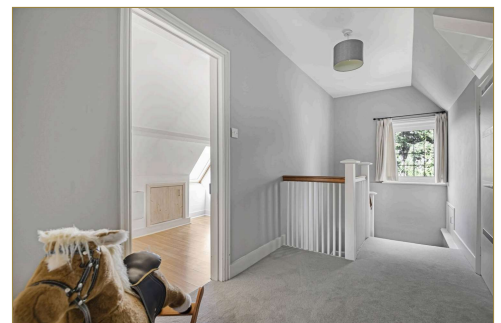


SEPARATE W.C

Comprising w.c, half tiled walls and flooring, side aspect window

STAIRCASE TO TOP FLOOR LANDING

Side aspect window

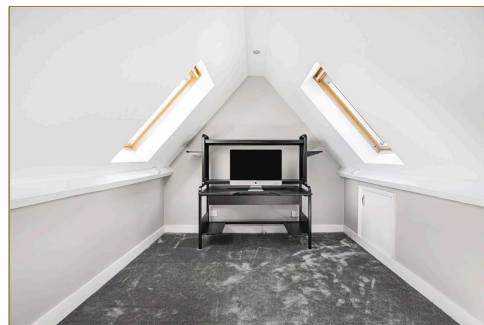
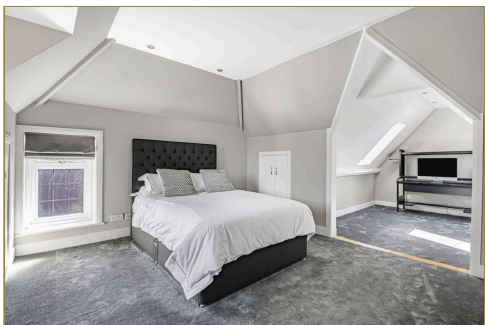


BEDROOM FOUR

Large room extending in to a further 10ft room. Front and side aspect windows, eaves storage cupboards, fitted cupboard

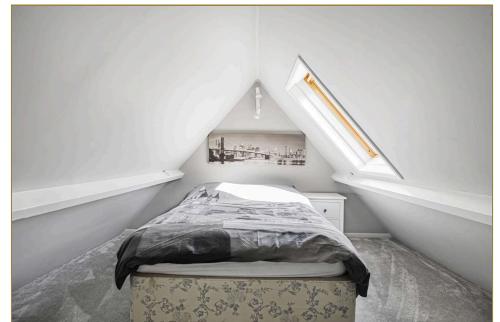


Secondary room: Two velux style windows, spotlights



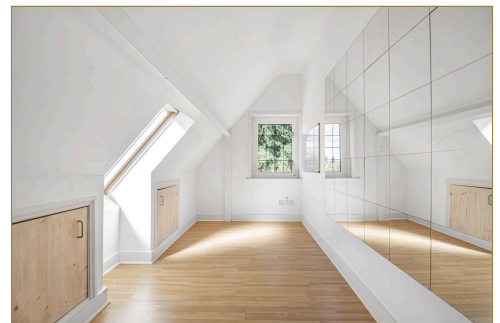
BEDROOM FIVE

Velux style window



WORK/LOFT ROOM

Ideal work/store room with two windows



REAR GARDEN

The the rear of the property is a well tended garden offering a west facing aspect, mainly lawned with flower and shrubs to the perimeters, wide brick paved patio, enclosed by brick walling and hedging

**OUTSIDE**

To the front of the property is a paved driveway, enclosed by brick wall with electric sliding gate providing access to garage/store

DIRECTIONS

From central Caversham proceed down Prospect Street, at the mini roundabout turn right onto Church Street, at the main set of traffic lights turn right into Church Road, proceed up St Peters Hill turning right into Darell Road

TENURE

Freehold

APPROXIMATE SQUARE FOOTAGE

3,055 5sq ft. This is an approximate measurement taken from the EPC which measures the heated habitable space

SCHOOL CATCHMENT

Caversham Primary School

The Heights Primary School

Highdown School and Sixth Form Centre

COUNCIL TAX

Band G

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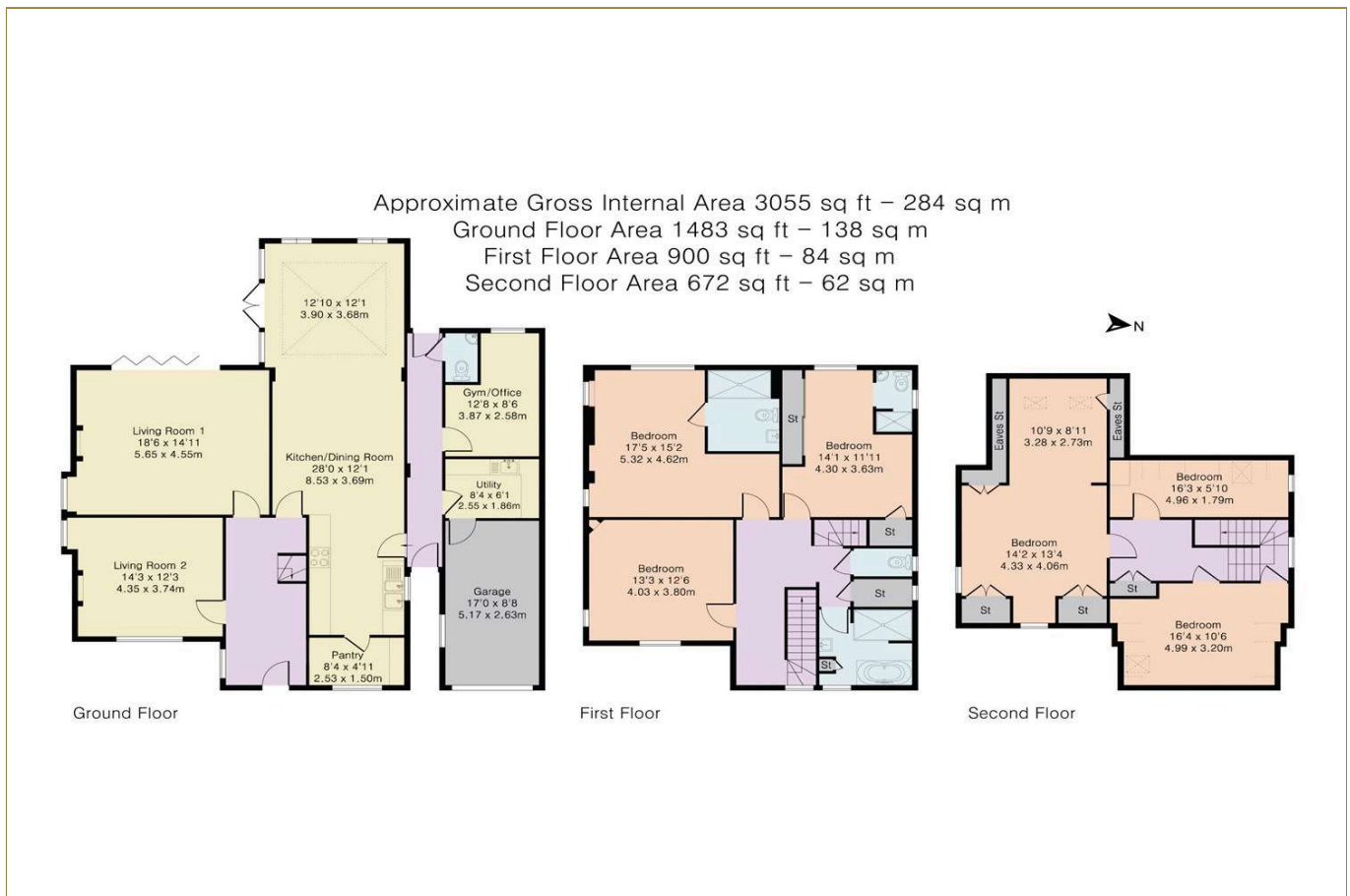
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

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/0310-2195-3340-2994-7631>

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

