

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



BERRYLANDS ROAD, CAVERSHAM READING, RG4 8NU

£590,000

A three bedroom semi-detached home positioned close to the centre of Caversham in a peaceful cul-de-sac towards Balmore Park with level secluded gardens, garage and parking providing scope to extend and enhance. Convenient within a mile of Reading railway station

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

ENTRANCE

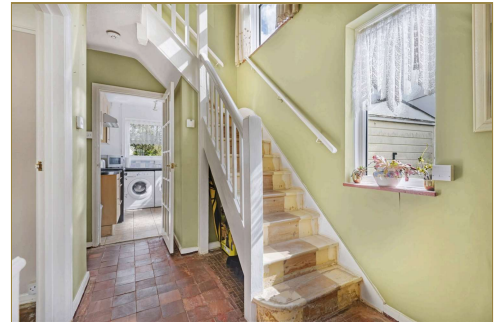
Covered entrance porch with double glazed front door with leadlight insert to

ENTRANCE LOBBY

With door to

RECEPTION HALL

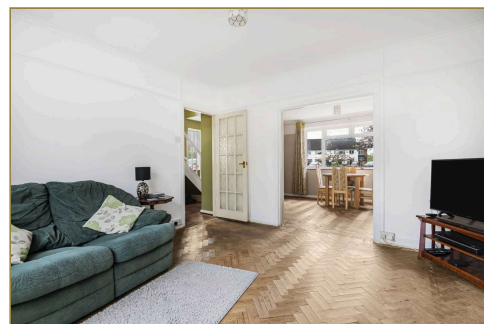
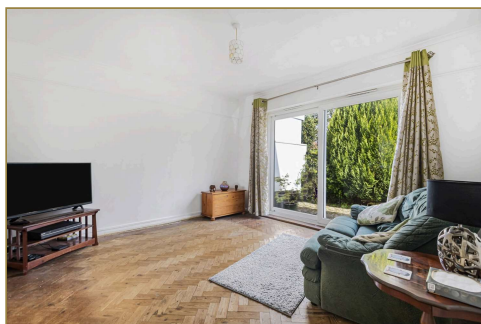
With side aspect double glazed window, radiator, staircase to first floor and understairs storage area, built in storage cupboard including meters

**DINING ROOM**

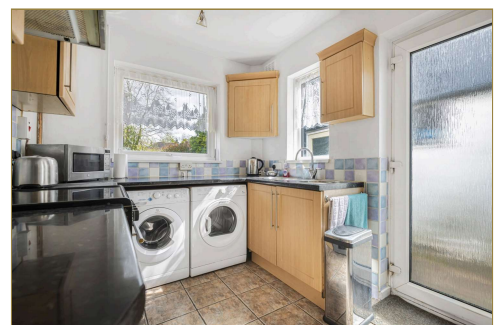
With front aspect double glazed window, central brick fireplace with tiled hearth and mantle over with real fire facility, radiator, picture rails, double doors to

**LIVING ROOM**

With rear aspect sliding patio doors to garden, radiator, picture rails. The living room can be accessed from the dining room or separate access from the hallway

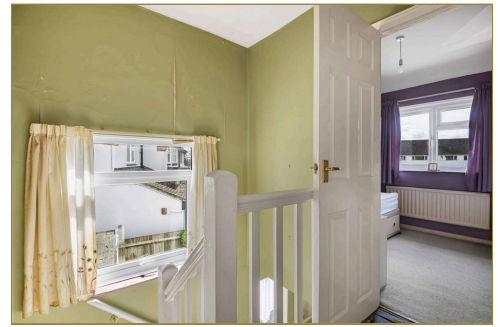
**FITTED KITCHEN**

Comprising double bowl sink unit with mixer tap and cupboards under, further range of both floor standing and wall mounted eye level units with laminated work surfaces and contrasting tiled surrounds, electric cooker point, plumbing for washing machine and appliance space for tumble dryer. Alcove area for fridge and storage cupboard, tiled floor, dual aspect double glazed window and matching double glazed kitchen side door



STAIRCASE FROM RECEPTION HALL WITH SIDE ASPECT DOUBLE GLAZED WINDOW TO FIRST FLOOR LANDING

With access to loft space above



BEDROOM ONE

With rear aspect double glazed window, radiator, built in wardrobe



BEDROOM TWO

With front aspect double glazed window, radiator, wardrobe with cupboard space above



BEDROOM THREE

With front aspect double glazed window, radiator



BATHROOM

Comprising panelled bath with independent shower, wash hand basin, W.C., tiled surrounds, heated towel rail, twin side aspect obscure double glazed windows and airing cupboard housing gas boiler

**REAR GARDEN**

At the rear of the property is a level secluded garden with good width predominately laid to lawn with flower and shrub borders, maturing trees and evergreens together with timber fenced enclosures, extending approximately 60ft x 50ft with an easterly aspect. There is a block paved patio area adjacent to the property with side access front to rear via a wooden gate, rear access to garage



OUTSIDE

The front of the property is entered via a tarmac driveway providing off road parking for three vehicles and leading to the detached garage with up and over door. There is also a level lawned garden approximately 60ft in length with brick retained wall enclosure, mature shrubs and young trees bordering

**DIRECTIONS**

From central Caversham proceed north up Prospect Street, at the traffic lights fork left into Peppard Road, left into Newlands Avenue and left into Berrylands Road

TENURE

Freehold

SCHOOL CATCHMENT

The Hill Primary School
Highdown School and Sixth Form Centre

COUNCIL TAX

Band D

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

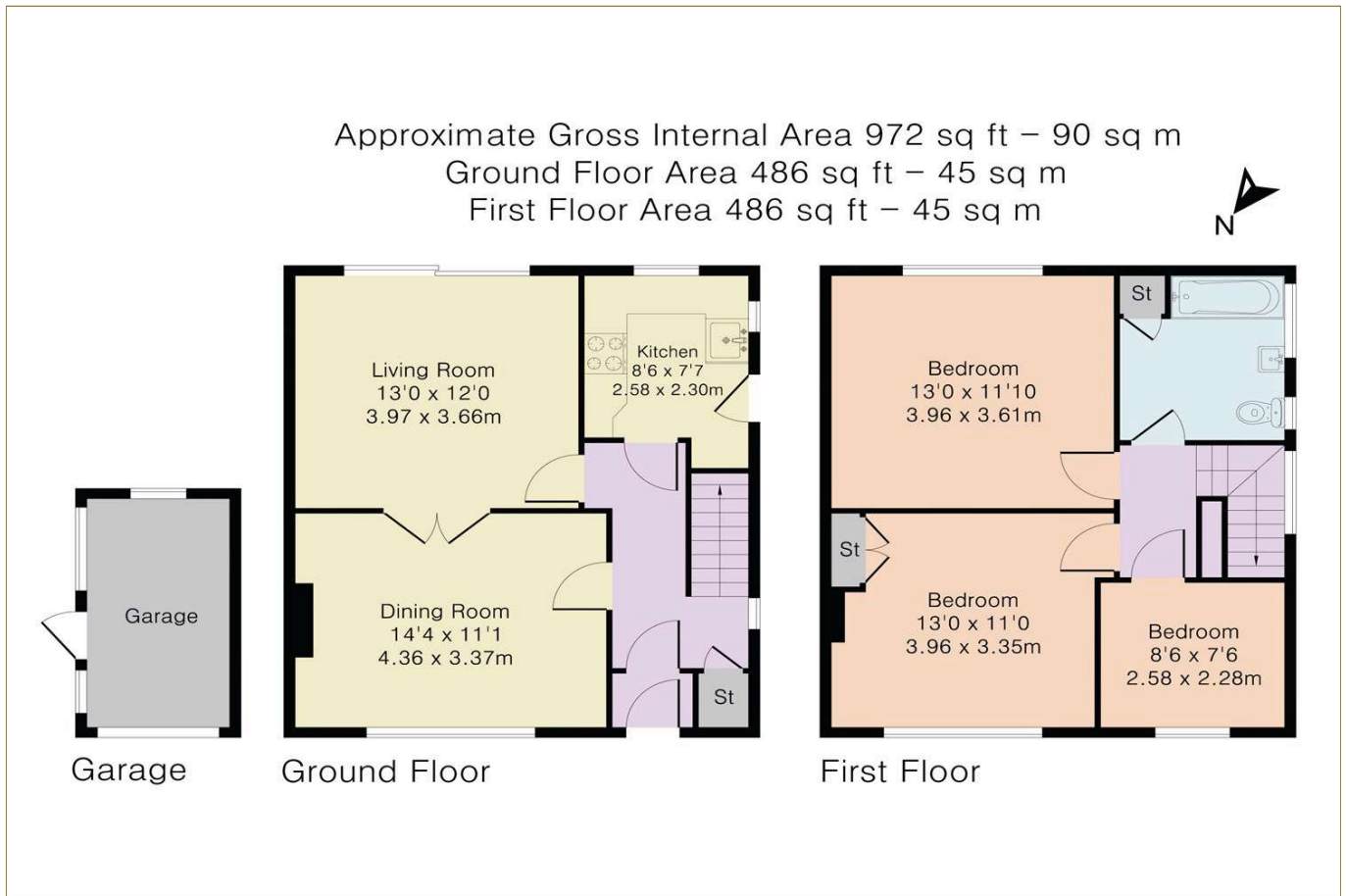
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

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/0360-2663-9340-2094-3715>

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

