

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



CHESTNUT AVENUE, CAVERSHAM PARK READING, RG4 6NS

£650,000

A super four bedroom detached house that has been extended to offer excellent living accommodation. Includes 12ft entrance hall, cloakroom, study, 23ft living room, 24ft kitchen/dining room, utility room, hobbies room & 25ft family room with underfloor heating. Corner plot with ample parking and presented in excellent condition

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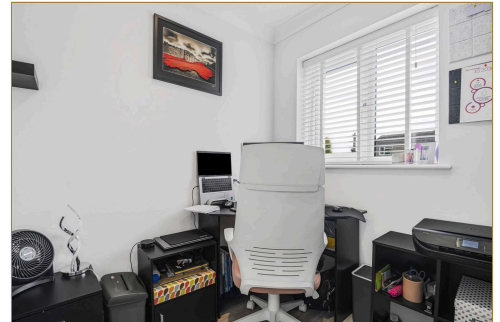
HALLWAY

Excellent sized entrance area with front aspect window, door to Kitchen/dining room, door to:



STUDY

Front aspect window

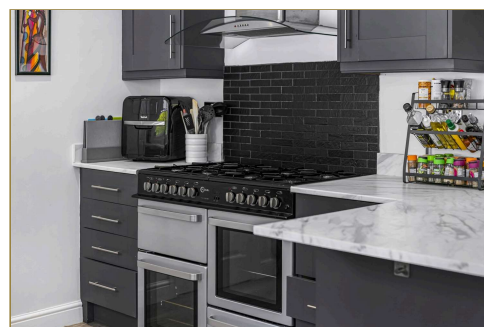
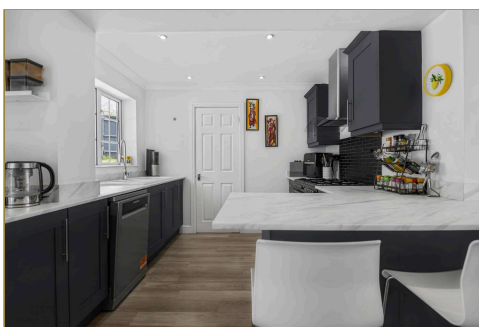
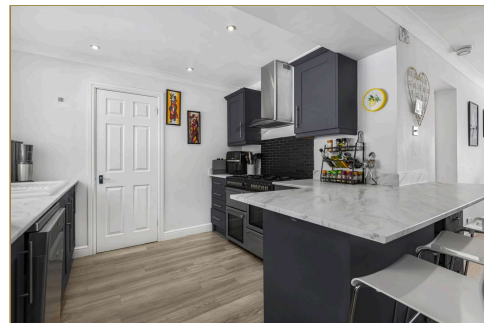
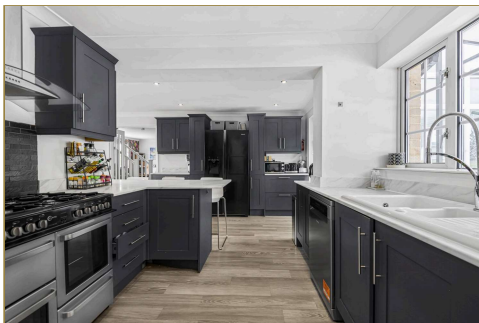


CLOAKROOM

Two piece suite comprising inset wash hand basin, low level W.C., chrome towel radiator, spotlights

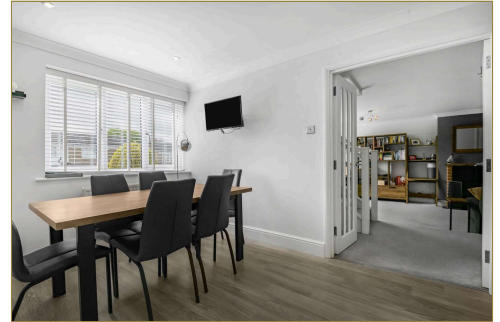
KITCHEN/DINING ROOM

KITCHEN - Well fitted with an excellent range of eye and base level cupboards, worktops and central breakfast bar, enamel one and a half sink unit, range style gas cooker with stainless steel extractor hood above, space for dishwasher, rear aspect window, door to Conservatory, door to Utility room



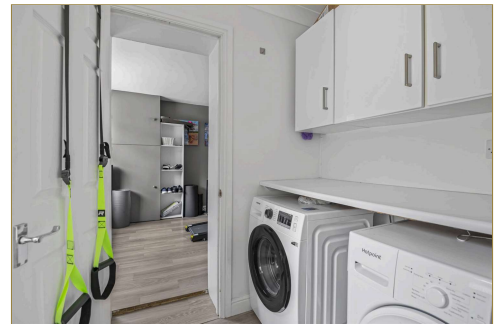


DINING AREA - Front aspect, radiator, with glazed double doors to Living Room



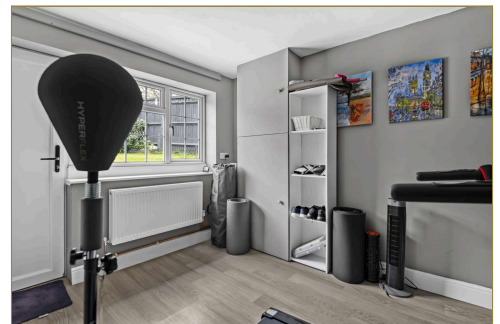
UTILITY ROOM

Worktop with cupboards above, plumbing for washing machine and further space for a tumble dryer, rear aspect window and door to rear garden, door to:



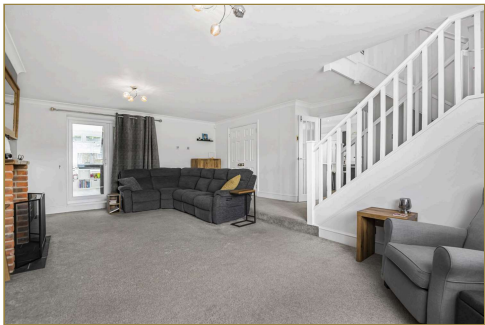
GYM/OFFICE/HOBBIES ROOM

Ideal as a Home Office - Rear aspect with door to rear garden, boiler cupboard



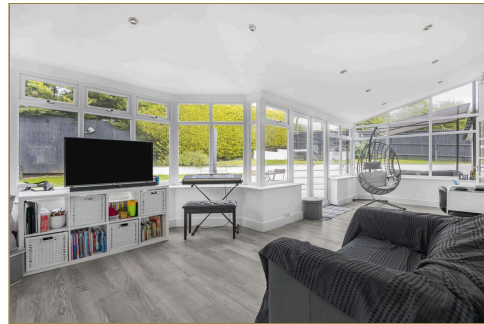
LIVING ROOM

This is a great family room with central feature fireplace and log burner, dual aspect windows and double doors leading to Conservatory, T.V point, large storage cupboard, stairs to first floor with cupboard under

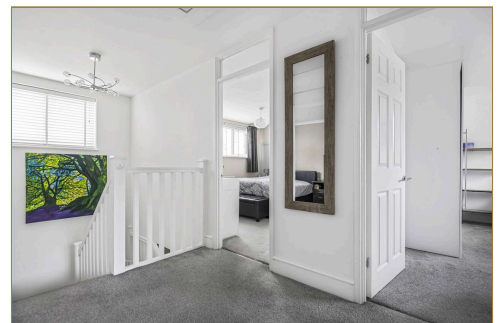


FAMILY ROOM

Brick and glazed construction with underfloor heating, Guardian roof, double doors leading to the rear garden

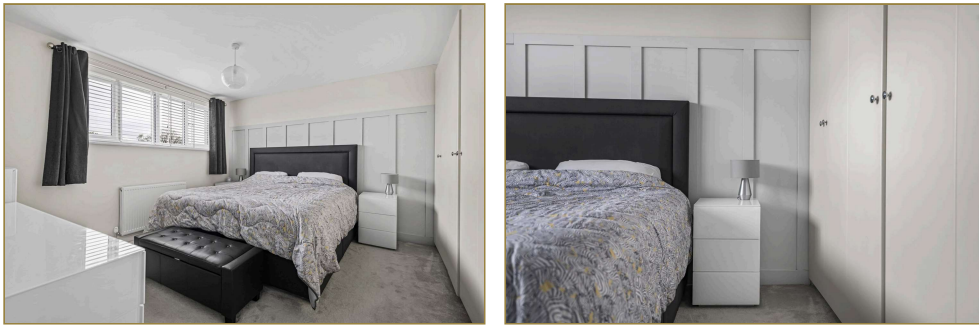


Staircase leads to first floor landing - hatch to boarded loft space with ladder, front aspect window



BEDROOM ONE

Front aspect, full width range of wardrobes with feature panelled wall, radiator



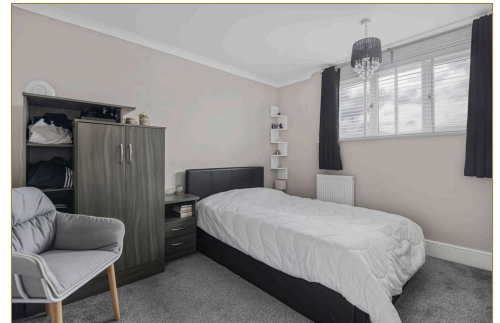
BEDROOM TWO

Rear aspect, radiator



BEDROOM THREE

Front aspect, radiator



BEDROOM FOUR

Rear aspect, radiator, built double wardrobe



BATHROOM

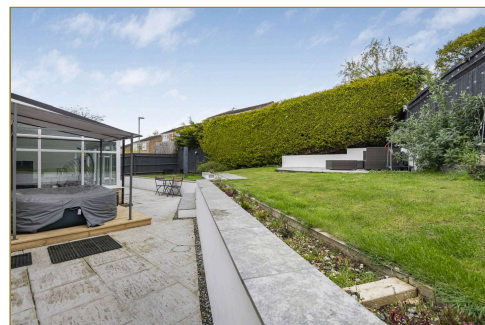
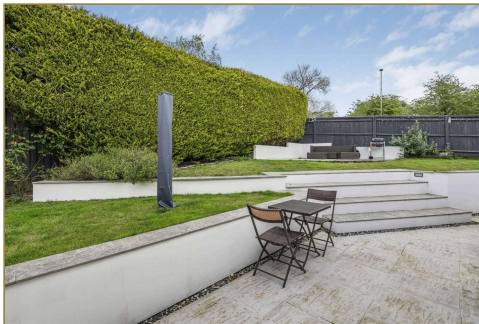
Attractive four piece suite comprising: panel bath with 4 lit recessed plinths, corner shower cubicle, wash hand basin with cupboards below, low level W.C., towel radiator, spotlights, rear aspect window

**OUTSIDE**

The property is situated on a corner position and has hardstanding for four vehicles. The front garden is lawned and is enclosed by wall & fencing with hedging and a 5 bar gate to the driveway



There is a side pathway with outside water tap leading to the rear garden which includes a patio area, lawned garden and a raised patio offering good privacy





GARAGE STORE

This has been reduced in size and is a large store area solely with additional eaves storage

DIRECTIONS

Leave Caversham via Henley Road, after about 1.5 miles turn left into Caversham Park Road, turn 2nd left (double back on yourself) where Chestnut Avenue will be found on the right

APPROXIMATE SQUARE FOOTAGE

2,142 sq ft. This is an approximate measurement taken from the EPC which measures the heated habitable space

SCHOOL CATCHMENT

Micklands Primary School
Highdown Secondary School & Sixth Form

COUNCIL TAX

Band E

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ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

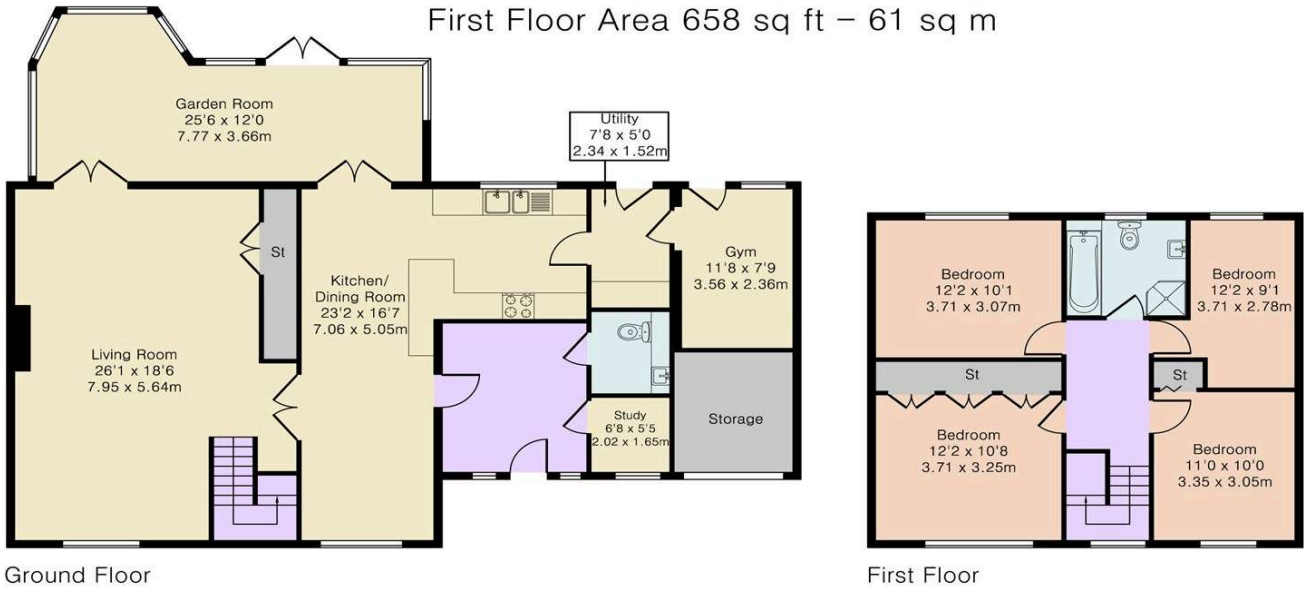
Energy Rating D

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/2532-8629-6100-0147-2296>

FLOOR PLAN

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

Approximate Gross Internal Area 2142 sq ft – 199 sq m
Ground Floor Area 1484 sq ft – 138 sq m
First Floor Area 658 sq ft – 61 sq m



LOCATION

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

