

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



DOVEDALE CLOSE, CAVERSHAM READING, RG4 7AL

£615,000

A well presented three bedroom semi detached home in a peaceful cul-de-sac with a delightful level secluded garden, in a sought after Caversham Heights position providing plenty of scope to extend, while situated only a mile or so from Reading station. No chain

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 and front door with double glazed leadlight insert to

RECEPTION HALL

With radiator, staircase to first floor and understairs storage area



CLOAKROOM

With W.C., wash hand basin, covered radiator, fully tiled with side aspect obscure double glazed window

LIVING/DINING ROOM

Dual aspect with front double glazed picture window and rear double glazed sliding patio doors to garden, central stone fireplace hearth surround and mantle over, coal effect real flame fire, two wall light points, serving hatch from kitchen, radiator



FITTED KITCHEN/BREAKFAST ROOM

Comprising single drainer one and a half bowl stainless steel sink unit with mixer tap and cupboards under, further extensive range of both floor standing and wall mounted eye level units with laminated roll edged work surfaces and contrasting tiled surrounds with inset four ring gas hob with split level integrated double oven, further integrated fridge/freezer and understairs cupboard

Breakfast area with roll edged work surfaces and tiled surrounds, further eye level units and plumbing for washing machine, radiator, dual aspect double glazed windows and double glazed kitchen side door

**STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING**

With access to loft space above, large built in airing cupboard housing foam dipped hot water tank with slatted shelving above

BEDROOM ONE

With front aspect double glazed window, radiator

**BEDROOM TWO**

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



BEDROOM THREE

With rear aspect double glazed window, radiator



BATHROOM

Suite comprising twin grip panelled bath with independent shower unit and curtain rail, wash hand basin with cupboard space below, W.C., with contrasting tiled walls, dual aspect obscure double glazed windows, stainless steel heated towel rail



REAR GARDEN

At the rear of the property is a delightful level and secluded garden predominately laid to lawn with large paved patio area adjacent to the property with outside water tap, the gardens are enclosed by a mixture of timber fencing and mature hedging enjoying a secluded easterly aspect extending approx. 60ft x 40ft, with side access front to rear via wrought iron gate



OUTSIDE

The front of the property is entered via a driveway leading to



DETACHED BRICK BUILT GARAGE

With up and over doors and off road parking for two vehicles



FRONT GARDEN

There is an open lawn garden area and pathway leading to front door



DIRECTIONS

From central Caversham proceed south along Prospect Street at mini roundabout turn right into Church Street, at traffic lights turn right into Church Road and right into St. Anne's Road, bear left into Clifton Park Road at the top bear left into The Mount and right into Dovedale Close

TENURE

Freehold

SCHOOL CATCHMENT

Caversham Primary School
The Heights Primary School
Highdown School and Sixth Form Centre

COUNCIL TAX

Band D

FREE MORTGAGE ADVICE

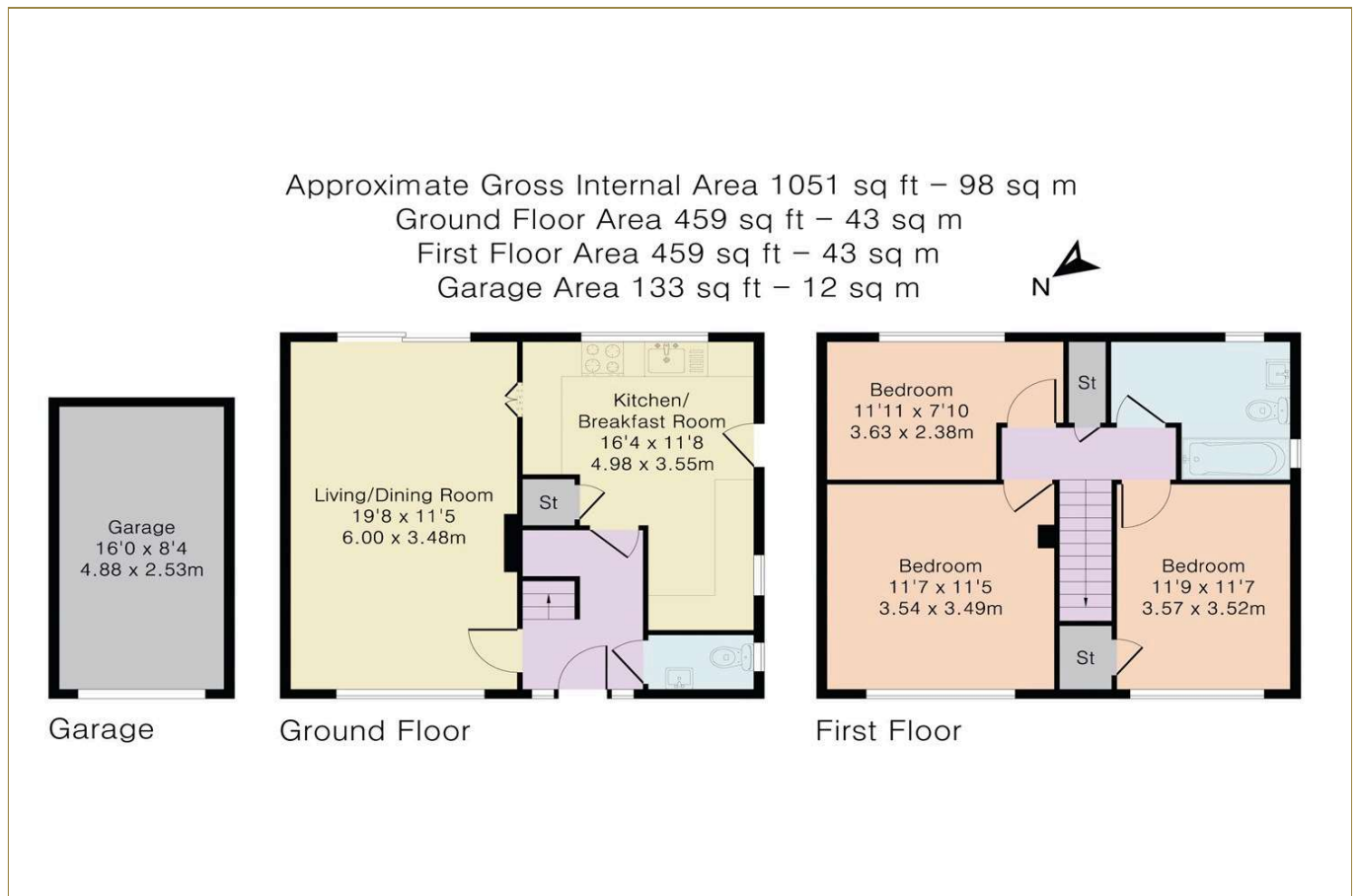
We are pleased to be able to offer the services of an Independent Mortgage Adviser who can access a variety of mortgage rates from leading Banks and Building Societies. For a free, no obligation discussion or quote, please contact Stuart Milton, our mortgage adviser, on 0118 9461800

ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**Energy Rating 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/2700-0348-0222-2324-3443>

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

