

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**KINGSWAY, CAVERSHAM
READING, RG4 6RA**

£460,000

A cleverly configured and spacious three bedroom semi detached family home with generous west facing gardens, including additional cloakroom, utility/hobbies room, living room with separate full width kitchen/dining room. Close to Caversham Park Primary and local amenities. No chain

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SITUATION

Ideally located 0.3 miles from Clayfield Copse Nature Reserve which includes open meadows and native woodland ideal for country walks and bike rides. Beyond are the local playing fields, tennis courts and Blackhouse Woods that lead in to the south Oxfordshire countryside. Half a mile away is the Emmer Green shopping precinct including local stores, cafe, take aways and a post office. Caversham centre is less than 2 miles away

ENTRANCE

uPVC front door with double glazed insert to

EXTENDED ENTRANCE LOBBY

With mini loft hatch and door to

**CLOAKROOM**

With W.C., wash hand basin with cupboard space, heated towel rail, front aspect obscure double glazed window and door to

UTILITY/HOBBIES ROOM

With side aspect double glazed window and matching double glazed side door, single drainer one and a half bowl stainless steel sink unit with cupboards under, work surface and appliance space, vertical radiator

**LIVING ROOM**

With front aspect double glazed window, radiator, large understairs storage cupboard and door leading to staircase, double doors through to



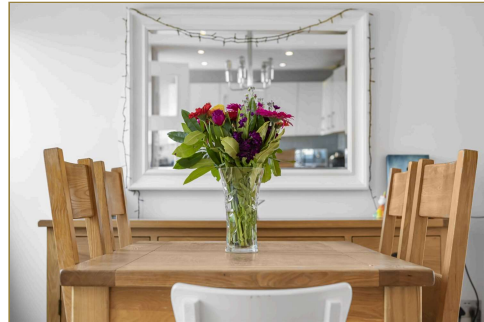
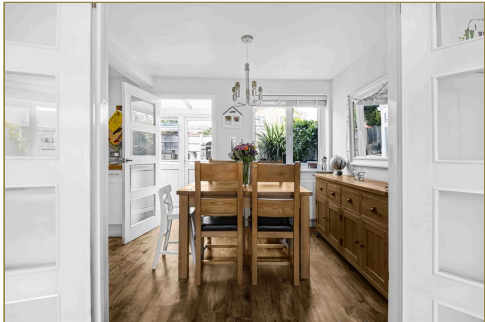
KITCHEN/DINING ROOM

Occupying the full width of the house

KITCHEN comprising single drainer one and a half bowl sink unit with mixer tap and cupboards under, further extensive range of both floor standing and wall mounted eye level units with solid oak work surfaces and contrasting tiled surrounds with inset four ring induction hob with extractor hood above and integrated oven below, further integrated dishwasher with further appliance space, with rear aspect double glazed window



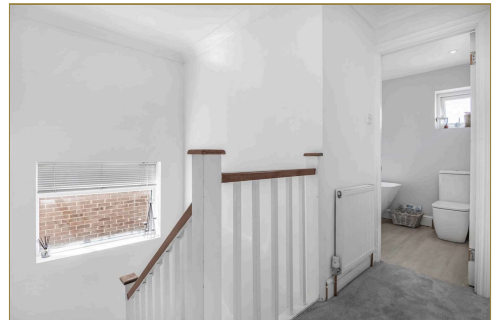
DINING AREA with room for table and chairs, radiator and rear aspect double glazed window

**REAR LOBBY**

With plumbing for washing machine, double glazed windows and double glazed door to garden

**STAIRCASE FROM LIVING ROOM WITH SIDE ASPECT DOUBLE GLAZED WINDOW TO FIRST FLOOR LANDING**

With access to loft space above, built in linen cupboard and radiator



BEDROOM ONE

With front aspect double glazed window, radiator, twin built in double wardrobes



BEDROOM TWO

With rear aspect double glazed window, radiator, built in double wardrobe, further built in airing cupboard and water softener



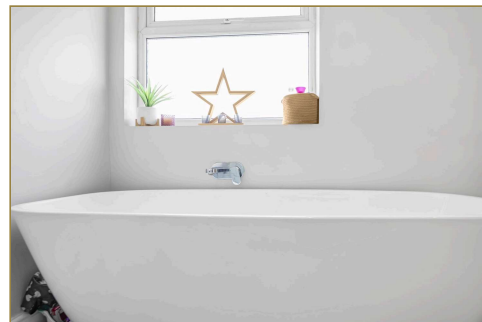
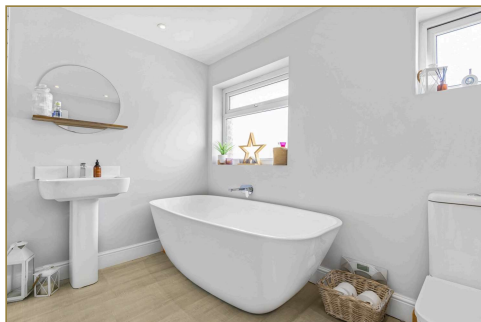
BEDROOM THREE

With front aspect double glazed window, radiator



BATHROOM

Large four piece suite comprising large design stand alone bath, wash hand basin, W.C., separate one and a half width walk in shower, with stainless steel heated towel rail and twin rear aspect obscure double glazed windows



REAR GARDEN

At the rear of the property is a well planned garden with centralised astroturfed lawn with paved adjacent pathway with raised decking to the rear, ideal for alfresco dining etc., timber storage shed, shrub borders with timber fence enclosures, the garden enjoys a westerly aspect and extends approx. 50ft, outside water tap

**OUTSIDE**

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

PARKING

Off road parking for two/three vehicles

**OUTSIDE**

With side access front to rear via wrought iron gate with timber fence enclosure and outside storage cupboard

DIRECTIONS

From central Caversham proceed north up Prospect Street, at traffic lights fork right into Henley Road, proceed for approx. one mile and turn left into Caversham Park Road and left into Kingsway

TENURE

Freehold

SCHOOL CATCHMENT

Caversham Park Primary School

Highdown School and Sixth Form Centre

COUNCIL TAX

Band C

FREE MORTGAGE ADVICE

We are pleased to be able to offer the services of an Independent Mortgage Adviser who can access over 2,500 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

To view the full EPC for this property, you can access the national database with the following web address: To follow

FLOOR PLAN

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

