

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### **BRIAR CLOSE, CAVERSHAM READING, RG4 7QH**

**£595,000**

A peacefully situated three bedroom detached family home extended over the years to provide spacious living accommodation with extended kitchen and additional conservatory/garden room occupying an elevated position with wide and secluded gardens backing onto woodland, conveniently situated approx. one mile from Caversham centre and less than two miles from Reading station

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**SITUATION**

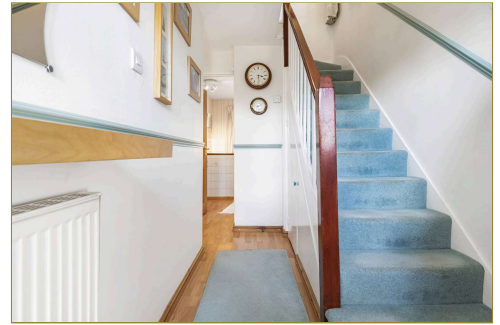
Caversham is situated just north of the River Thames, offering a wide range of shops, bars and restaurants, together with excellent schooling. Reading Station servicing London (Paddington 25 minutes) is within half a mile of Caversham Bridge and has been further complemented with the arrival of Crossrail. Emmer Green & Caversham Heights border the South Oxfordshire countryside, with a choice of golf courses and the additional Mapledurham Gym & Rivermead Sports Complex on Caversham borders

**ENTRANCE**

Arch entrance porch and step with front door to

**RECEPTION HALL**

With twin front aspect obscure double glazed windows, radiator and dado rails, staircase to first floor and understairs storage cupboard

**SHOWER ROOM**

Comprising tiled shower cubicle, wash hand basin, W.C., with tiled surrounds, wall mounted gas boiler, cupboard space, radiator, rear aspect obscure double glazed window and built in cupboard

**LIVING/DINING ROOM**

Dual aspect, naturally segregated for living and dining areas



**LIVING AREA** with front double glazed feature bay window with radiator, central stone fireplace with hearth surround and mantle over with fitted coal effect real flame gas fire



**DINING AREA** with room for table and chairs, rear aspect double glazed sliding patio doors, radiator



### **FITTED KITCHEN**

Part of a rear extension, spacious and fitted comprising single drainer non scratch sink unit with mixer tap and cupboard under, further extensive range of both floor standing and wall mounted eye level units, laminated roll edged work surfaces and contrasting tiled surrounds with inset four ring hob with integrated split level double oven and dishwasher, plumbing for washing machine, tumble dryer space and further appliance space for fridge/freezer. Concealed lighting, dual aspect double glazed windows and door





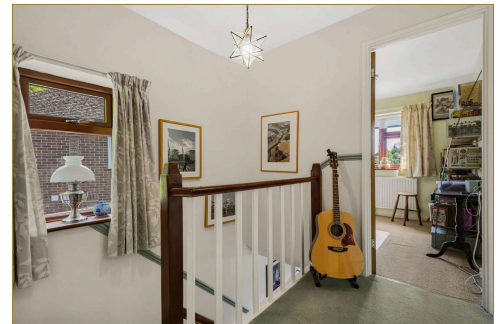
**CONSERVATORY/GARDEN ROOM**

With brick base construction, double glazed windows including double glazed French doors to patio and garden, glass roof, electric heater, light and power



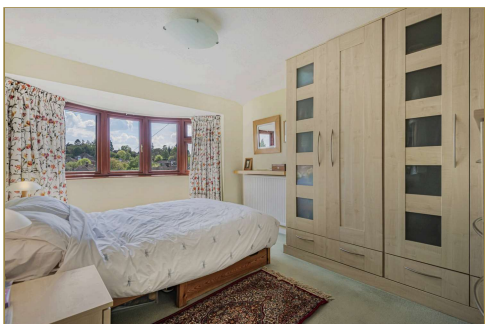
**STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING**

With side aspect double glazed window, access to loft space above



**BEDROOM ONE**

With front aspect double glazed window with elevated views, radiator and fitted twin double wardrobes with drawer space



**BEDROOM TWO**

With rear aspect double glazed window overlooking garden and wooded area beyond, radiator, fitted double wardrobe

**BEDROOM THREE**

With front aspect double glazed window with elevated views, radiator

**BATHROOM**

Comprising twin gripped bath, wash hand basin with cupboard space below, W.C., with contrasting tiled walls, radiator, twin rear aspect obscure double glazed windows, airing cupboard housing hot water tank

**REAR GARDEN**

At the rear of the property are delightful elevated wide and secluded gardens with paved patio area adjacent to the conservatory, with side access front to rear via a wooden gate and useful timber shed. Steps lead up to elevated lawned gardens with an array of flower and shrub borders and fine decking platform to the rear. The gardens widen to approximately 70ft in width by approximately 50ft in length backing onto wooded area with an easterly aspect







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

**ATTACHED GARAGE**

With up and over door, power and light

**PARKING**

With off road parking for two vehicles

**FRONT GARDEN**

With separate steps leading to the front door, lawned garden and a mixture of brick retained wall and mature hedged enclosures

**DIRECTIONS**

From central Caversham proceed south along Prospect Street at mini roundabout turn right into Church Street and right into Hemdean Road, continue over the mini roundabout into the Hemdean Road continuation and turn right into Briar Close

**TENURE**

Freehold

**SCHOOL CATCHMENT**

Emmer Green Primary School  
The Heights Primary School  
Highdown School and Sixth Form Centre

**COUNCIL TAX**

Band E

**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**

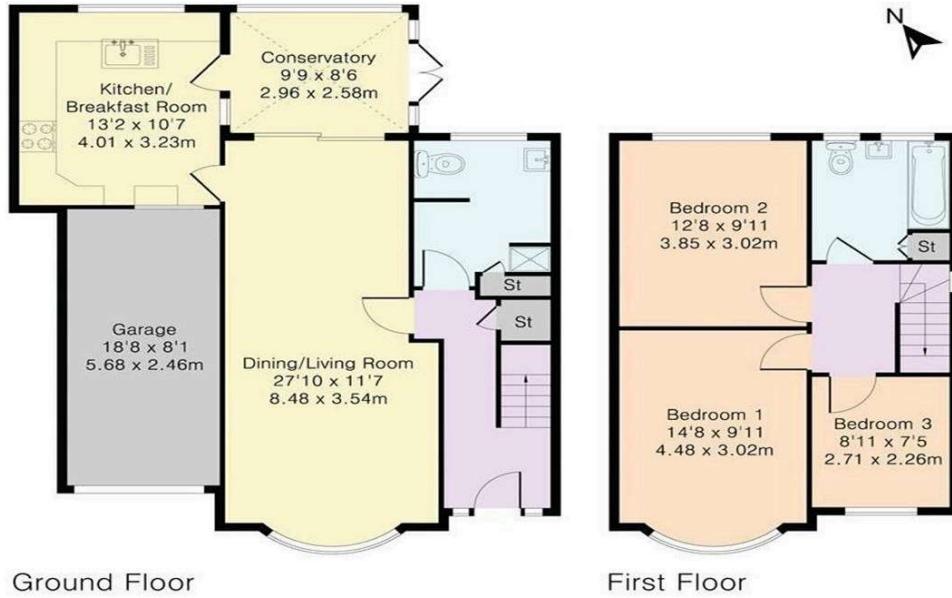
Energy Rating C

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/9837-9929-3309-0336-1202>

### FLOOR PLAN

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

Approximate Gross Internal Area 1287 sq ft – 119 sq m  
Ground Floor Area 833 sq ft – 77 sq m  
First Floor Area 454 sq ft – 42 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

**LOCATION**

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

