

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### **MORECAMBE AVENUE, CAVERSHAM HEIGHTS READING, RG4 7NL**

**£725,000**

A fine 1930's bay fronted detached family home extended in recent years to provide spacious downstairs accommodation while occupying a secluded corner plot providing plenty of scope to further extend with garage to the rear and plenty of parking. Maintains period features with high quality modern fitting in highly sought after tree-lined avenue

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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**

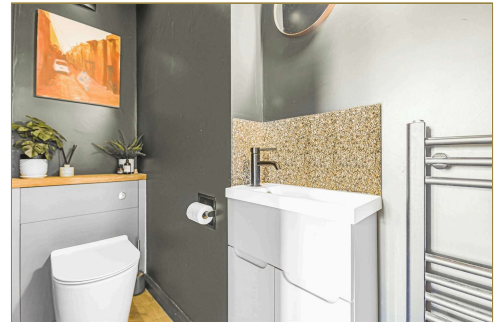
Covered entrance porch with quarry tiled step and front door with stained glass lead light inserts to

**RECEPTION HALL**

With front aspect double glazed window, oak style flooring, staircase to first floor, understairs storage cupboard, radiator

**CLOAKROOM**

With W.C., wash hand basin with cupboard below, heated towel rail, extractor fan

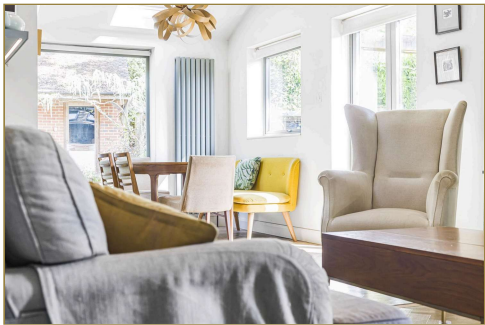
**LIVING ROOM**

With front aspect feature double glazed bay window with internal shutters, two radiators, picture rails, recessed shelving and cupboard space



**FAMILY ROOM**

With side aspect double glazed window and double glazed French doors to garden, recessed cupboard space and central wood burning stove, picture rails, radiator, through to



**EXTENDED WRAP AROUND KITCHEN/DINING AREA**

Superb continuous addition to the family room, dual aspect with double glazed picture windows and three overhead double glazed Velux windows, oak style flooring



DINING AREA with room for table and chairs with vertical radiator, through to



FITTED KITCHEN comprising inbuilt drainer one and a half bowl sink unit with mixer tap and cupboard under, further extensive range of matching units with inset induction hob with integral extractor, split level double oven and further integrated dishwasher, Quartz work surfaces and surrounds, wall lights with overhead skylight window, sliding door through to



#### NOTE

There is smart lighting to the family/dining/kitchen and the Velux windows have rain sensors

#### UTILITY ROOM

With inbuilt sink with mixer tap and Quartz surrounds, space for American style fridge/freezer, plumbing for washing machine, heated towel rail and additional cupboard space



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

With access to loft space above, picture rails



**BEDROOM ONE**

With front aspect feature double glazed bay window, picture rails, radiator and a range of fitted floor to ceiling wardrobes

**BEDROOM TWO**

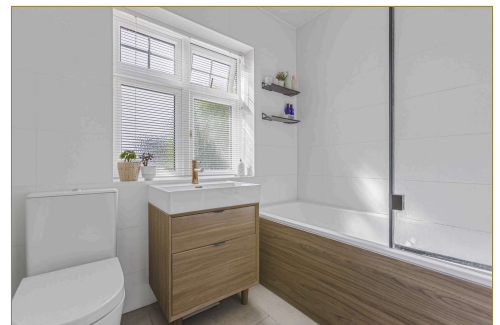
With rear aspect double glazed window, two fitted wardrobes, radiator, picture rails, two wall light points

**BEDROOM THREE**

With rear aspect double glazed window, vertical radiator

**BATHROOM**

Suite comprising panelled bath with independent shower unit and glass deflector, floating wash hand basin with drawer space below, W.C., heated towel rail, contrasting tiled walls and floor, front aspect obscure double glazed window



## GARDEN

The property occupies a generous private corner position, the main side gardens are accessed via French doors from family room with meandering pea shingled pathway stretching front to rear accessed via double wooden gates for optional hard standing. Large pergola and patio with centralised beds leading to lawned gardens and additional rear patio area, outside water tap and lighting. Rear gardens can be accessed for vehicular use via Kidmore Road, with further pergola and mature wisteria providing pea shingled hard standing for vehicles leading to



## DETACHED BRICK BUILT GARAGE

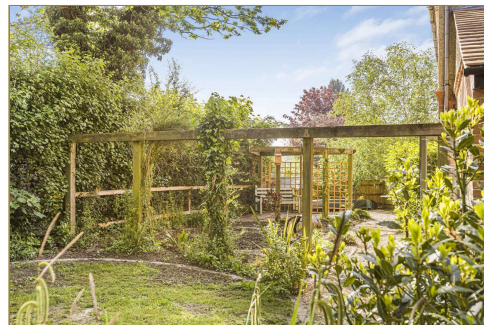
With electrically operated up and over door, water, power and light

NOTE; The garage unit is optional for car and vehicle use but provides various options to utilise as a home office/studio etc. with barn style loggia attachment with paved sheltered patio area which leads to main patio



## GARDEN

In all the gardens enjoy a front to rear length in the region of 100ft mainly to the side of the property, enclosed by a mixture of timber fencing and mature hedging



## PARKING

The front of the property is entered via sweeping pea shingled driveway providing generous parking for three or four vehicles with timber fenced enclosures





**TENURE**

Freehold

**DIRECTIONS**

From central Caversham proceed south down Prospect Street, at mini roundabout turn right into Church Street, turn right into Hemdean Road and at the mini roundabout turn left into Oakley Road, at the crossroads turn right into Kidmore Road and proceed for approximately 0.5 miles and turn left into Morcambe Avenue

**SCHOOL CATCHMENT**

The Heights Primary School  
Emmer Green Primary School  
The Hill 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**

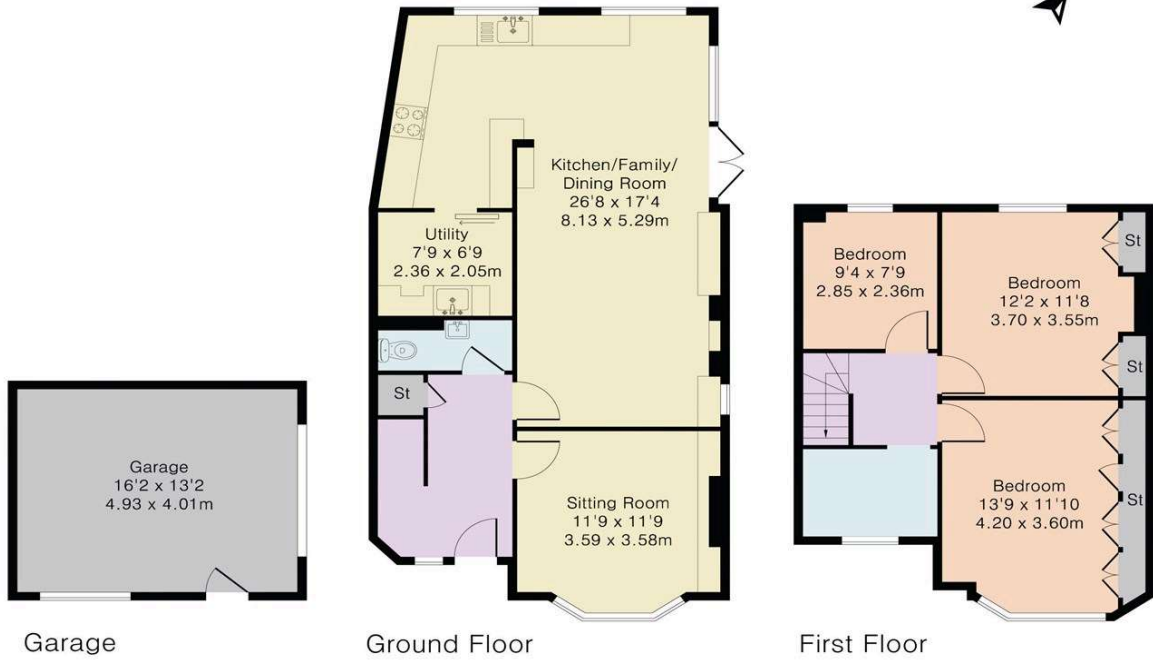
Energy Rating D

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/1437-9721-7300-0352-7292>

### FLOOR PLAN

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

Approximate Gross Internal Area 1386 sq ft – 129 sq m  
Ground Floor Area 707 sq ft – 66 sq m  
First Floor Area 466 sq ft – 43 sq m  
Garage Area 213 sq ft – 20 sq m





### SITUATION

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

