

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



GALSWORTHY DRIVE, CAVERSHAM PARK READING, RG4 6PP

£520,000

A particularly spacious four/five bedroom end townhouse with accommodation arranged on three floors with the option of creating self contained facilities over the lower ground floor, set in an established secluded plot with parking, presented in good order with excellent accommodation flexibility

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ENTRANCE

Double glazed uPVC front door with stained glass insert to

ENTRANCE LOBBY

With built in store cupboard housing meters and double doors to

LIVING ROOM

With front aspect double glazed window, radiator, staircase to first floor and bifold door to

**STUDY/UTILITY ROOM**

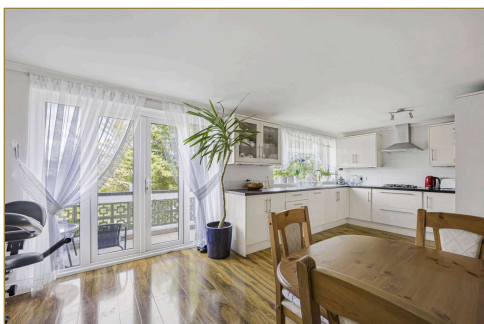
With front aspect double glazed window, radiator

KITCHEN/DINING ROOM

Spacious room covering the full width of the property, naturally separated for kitchen and dining areas, 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 tiled surrounds with inset four ring gas hob with extractor hood above and integrated oven and microwave, further appliance space for fridge/freezer, integrated dishwasher, concealed lighting, rear aspect double glazed window



DINING AREA with room for large table and chairs, radiator, rear aspect double glazed French doors to outside terrace



DOOR FROM KITCHEN/DINING ROOM TO LOWER GROUND FLOOR

With radiator, understairs storage cupboard, access to all downstairs room including

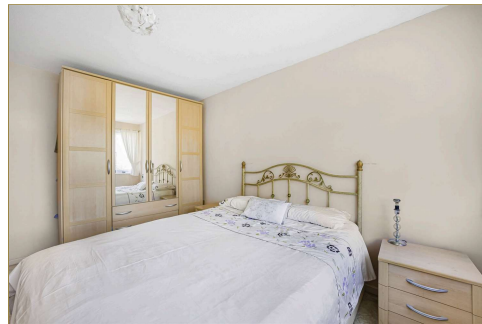
LOUNGE

With rear aspect sliding patio doors to lower terrace and garden, radiator, two wall light points



BEDROOM FOUR

With side aspect double glazed window, radiator



BEDROOM FIVE/HOBBIES ROOM

With side aspect obscure double glazed window, wash hand basin, radiator



SHOWER ROOM

Comprising tiled shower and W.C., fully tiled walls and floor, extractor fan

STAIRCASE FROM LIVING ROOM TO FIRST FLOOR LANDING

With access to loft space above

BEDROOM ONE

With rear aspect double glazed window, radiator

BEDROOM TWO

With front aspect double glazed window, radiator



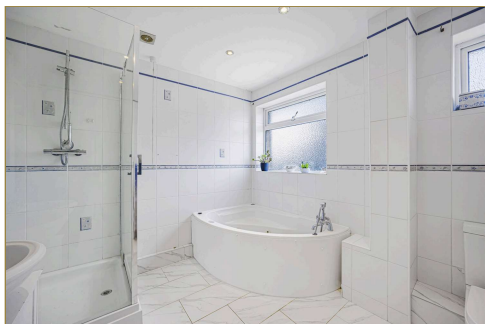
BEDROOM THREE

With rear aspect double glazed window, radiator and fitted wardrobe with mirror fronted sliding doors



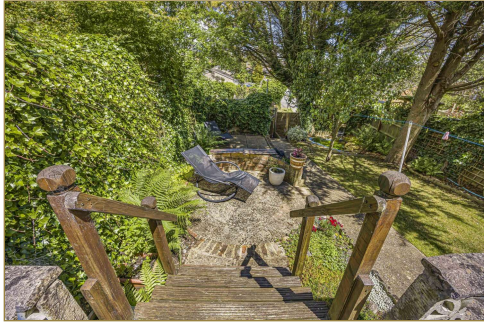
BATHROOM

With large family suite five piece including corner spa bath, twin his and hers wash hand basins with cupboard space below, separate tiled shower cubicle, W.C., with matching fully tiled walls and floor, twin front aspect obscure double glazed windows and heated towel rail



REAR GARDEN

At the rear of the property is a generous garden with central pathway stretching the length with rear gateway access, a pitched roof timber storage shed, pear tree and mature fir trees providing excellent screening and seclusion. The gardens are split with lawn and ornamental fish pond, lower patio with open green beyond the back gate. The property also benefits from twin terraces, one from the kitchen/dining room and the other from the lower ground floor lounge each with stepped access to main garden, there is also a useful inbuilt tool cupboard. Access front to back via timber gate providing independent access to the rear enabling the lower ground floor to be contained if desired, in all the gardens extend approximately 60ft with a mixture of timber fenced enclosures

**OUTSIDE**

The front of the property is an open area providing parking for three vehicles

DIRECTIONS

From central Caversham proceed north up Prospect Street at the traffic lights fork left onto the Peppard Road, continue towards Emmer Green turning right into Lowfield Road and left into Galsworthy Drive

TENURE

Freehold

APPROXIMATE SQUARE FOOTAGE

1,499 sq ft

SCHOOL CATCHMENT

Micklands 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 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

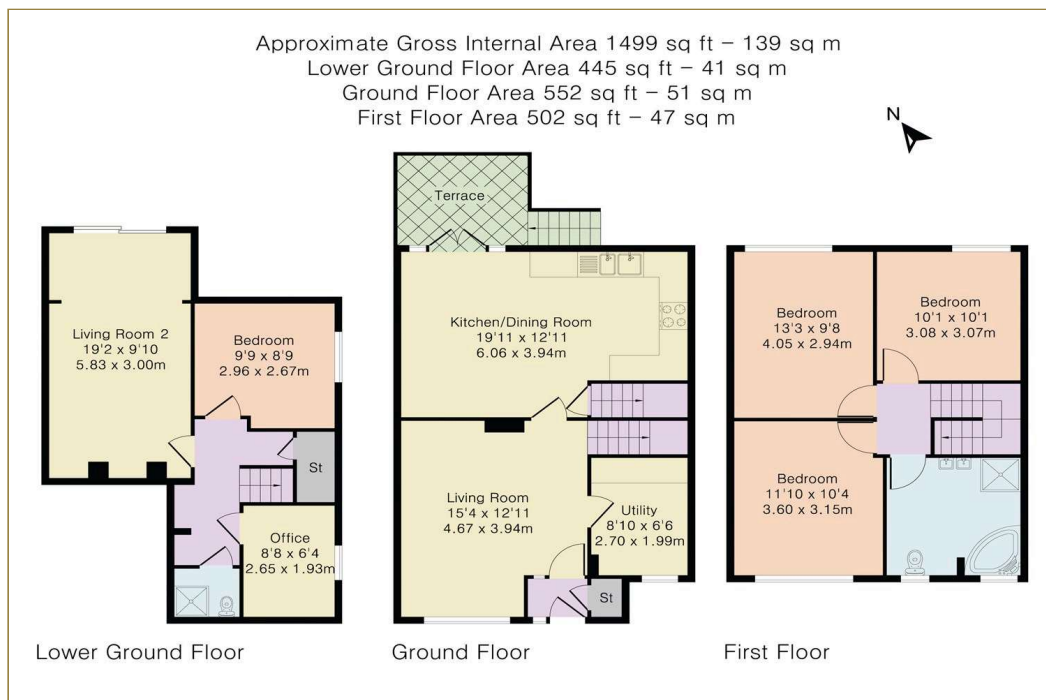
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

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/3534-1425-6300-0421-8226>

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

