

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### **THE WILLOWS, CAVERSHAM READING, RG4 8BD**

**£285,000**

A delightful and beautifully presented first floor maisonette peacefully situated in a quiet cul-de-sac in the very centre of Caversham, just steps away from local shops and amenities, the River Thames and within half a mile of Reading station. Benefitting from allocated parking in front of the property and no chain forming an ideal first time or investment purchase

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## OVERVIEW

Impeccably presented first floor maisonette. Situated in a quiet, leafy corner of the ever-popular cul-de-sac The Willows, benefiting from no passing traffic or pedestrians. This light-filled, peaceful property has been extensively renovated by its current owner:- replastered throughout, new internal doors and carpets, kitchen reconfigured and new high-end kitchen units installed, original boiler cupboard removed from bedroom, and new boiler installed in the attic. Property benefits from availability of FTTP internet infrastructure, for home-workers. Surrounded by mature trees, the maisonette is conveniently located - under a 5 minute walk to Caversham's shops and amenities, and only a short walk to Reading Railway station (10-15min). The property would be an ideal choice for first-time buyers / as a London "commuter pad" / investment property (current owner has successfully let the property, achieving over £1100pcm). Gas radiator central heating. 147 years remaining on lease. Annual ground rent (app. £80), no annual service charges, peppercorn charges only. Viewing is highly recommended, no chain.

## SITUATION

This property is a short walk from local amenities including the public library, doctors, surgery, dental practice and an excellent range of small restaurants, pubs, local shops and Waitrose supermarket. There are frequent bus services to Reading and beyond. Nearby, Christchurch Meadows and the Thames Towpath provide extensive opportunities for walking, cycling and sporting activities. There is easy access to Reading mainline station with journey times to London Paddington approx. 25 minutes and has been further complemented with the arrival of Crossrail that offers direct routes to the central areas of the City of London



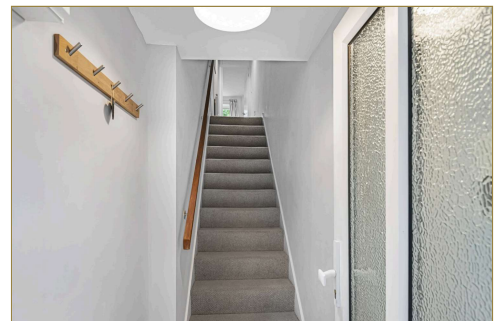
## ENTRANCE

Personal front door to



## ENTRANCE HALL

Stairs leading to



**LIVING/DINING ROOM**

Bright, dual aspect room with leafy outlook. Space for a dining table or a desk for a light and airy workspace. Brand new carpet and useful over-stairs internal storage cupboard (part-shelved, part-hanging space)

**KITCHEN**

Sleek Benchmarx kitchen (pale grey) with a leafy outlook, comprising integrated full-length fridge-freezer, full-length pantry cupboard, and electric hob and oven. Scope to install further eye-level cupboards / shelves near the window. Ceramic tiled floor



**BEDROOM**

Double glazed rear aspect, this double bedroom enjoys sufficient space for large wardrobe and further chest of drawers, due to previous water tank/boiler cupboard being relocated into attic

**BATHROOM**

White fitted suite comprising bath with shower over, glass shower screen, wash basin, WC. Chrome towel rail

**ATTIC**

Accessible from landing. Partially boarded loft with electric light. Retractable loft ladder fitted, providing easy access to boiler (installed 2016-7) and additional storage

**OUTSIDE**

Outdoor cupboard provides additional useful storage and houses gas/electricity meters

**PARKING**

Allocated parking space directly in front of the property



**DIRECTIONS**

From the offices of Farmer & Dyer turn left onto Prospect Street, at the mini roundabout turn left onto Gosbrook Road, turn right into Wolsey Road and right into The Willows

**TENURE**

Leasehold

Lease remaining - 147 years

Ground rent - £80 per annum

**COUNCIL TAX**

Band B

**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/0905-2897-7716-9226-0455>

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**APPROXIMATE MONTHLY RENTAL VALUE**

£1,100

**FLOORPLAN**

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

Approximate Gross Internal Area 481 sq ft – 45 sq m  
Ground Floor Area 16 sq ft – 2 sq m  
First Floor Flat Area 465 sq ft – 43 sq m

