

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**BERKELEY AVENUE,
READING, RG1 6HS**

£575,000

An extended four bedroom 1930's semi-detached home occupying a delightful established and secluded South-West facing plot. Offering excellent family accommodation including 26ft kitchen/family room, two reception rooms, conservatory, shower room & bathroom. Garage & workshop. Situated in a convenient, favoured position approx. one mile to Reading town centre with access to all major routes. No onward chain.

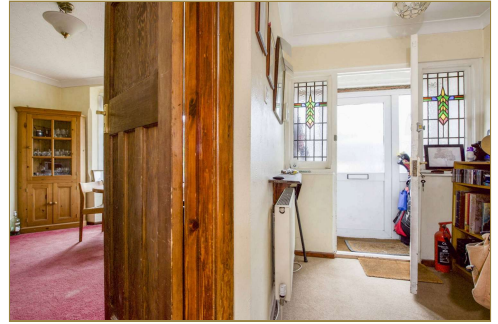
No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB

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RECEPTION HALL

Double glazed door to enclosed entrance porch, with original front door with stained glass lead light inserts, radiator, staircase to first floor with under stairs cupboard.

**LIVING ROOM**

11'10 (3.61m) x 10'10 (3.3m)

Rear aspect French doors to garden room. Two radiators.

**GARDEN ROOM**

13'8 (4.17m) x 10'10 (3.3m)

Useful addition brick-built construction with double glazed windows and rear double glazed French doors to garden. Tiled floor. Wood burning stove. Radiator.

**FAMILY ROOM**

14'3 (4.34m) x 12'4 (3.76m)

Front aspect feature double glazed bay window. Radiator.



EXTENDED KITCHEN/FAMILY ROOM

26'5 (8.05m) x 15'9 (4.8m)

Comprising single drainer one and half bowl stainless steel sink unit with mixer tap and cupboards under. Further range of both floor standing and wall mounted units with solid oak work surfaces and matching surrounds. Space for Range cooker. Fitted extractor hood. Plumbing for washing machine and dishwasher with further appliance space for fridge freezer, tumble dryer etc. Understairs alcove with shelving and appliance space. Dual aspect double glazed windows with solid oak floor. Radiator, door to garden.

**STAIRCASE TO LANDING**

Staircase from reception hall to first floor landing with access to loft space.

BEDROOM ONE

14'0 (4.27m) x 11'5 (3.48m)

With front aspect feature double glazed bay window. Radiator.

**BEDROOM TWO**

12'0 (3.66m) x 11'4 (3.45m)

Rear aspect double glazed window. Radiator.



BEDROOM THREE

12'10 (3.91m) x 7'7 (2.31m)

Front aspect double glazed window. Radiator.

**BEDROOM FOUR**

7'10 (2.39m) x 7'3 (2.21m)

Front aspect double glazed window. Radiator.

FAMILY BATHROOM

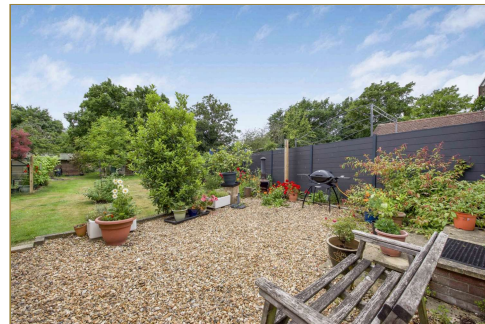
Three piece suite comprising twin grip bath, pedestal wash hand basin, WC. tiled walls. Heated towel radiator. Rear aspect double glazed window.

**SEPARATE SHOWER ROOM**

Three piece suite comprising double width shower. fitted wash hand basin with cupboards below. WC. Heated towel radiator, side aspect obscured double glazed window, spotlights..

OUTSIDE

At the rear of the property is a delightful secluded garden predominantly laid to lawn with flower and shrub borders including young fruit trees, specimen shrubs, greenhouse, storage shed and further timber workshop measuring 19'9" by 9'10" with power and light. There is also a pea shingled garden area adjacent to the property ideal for outside dining. Outside water tap. Side access front to rear via wooden gate. All the gardens are enclosed by timber fencing, extending to approx. 100ft, with a Westerley facing aspect. To the front of the property is entered via pea shingle driveway providing parking for four vehicles.



**GARAGE**

Brick built measuring 15'7 x 8'6 - non vehicular access with power and light

DIRECTIONS

From Reading town centre proceed West on the A4 up Castle Hill onto the Bath Road. After half a mile bear left into Berkeley Avenue where the property will be found on the right hand side.

TENURE

Freehold

APPROXIMATE SQUARE FOOTAGE

1,399sq ft. This is an approximate measurement taken from the EPC which measures the heated habitable space

SCHOOL CATCHMENT

Southcote Primary School
Kings Academy Prospect
The Wren School

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

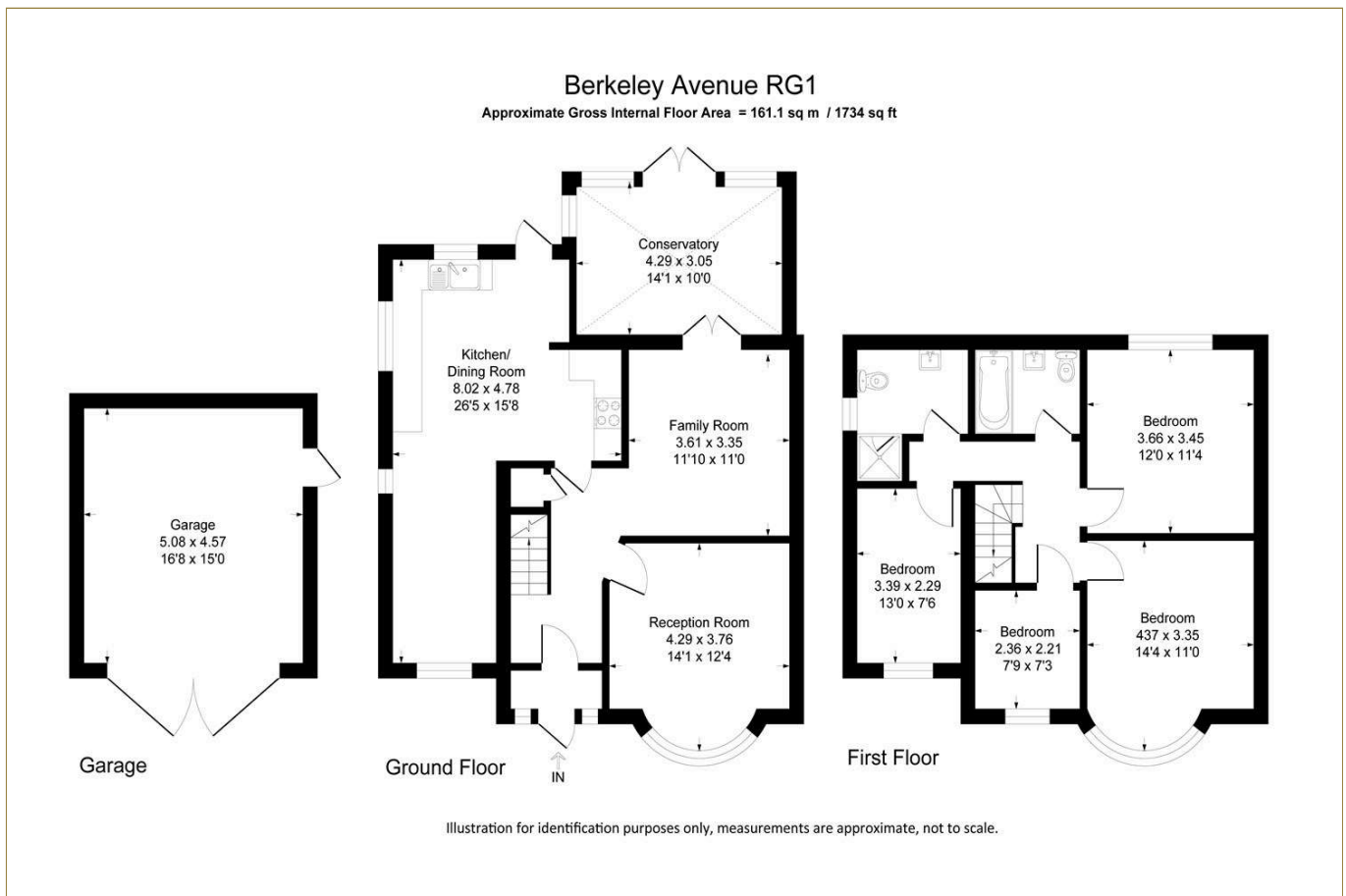
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

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/0834-3018-5203-7082-0200>

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

