

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



ALBANY GARDENS, EMMER GREEN READING, RG4 8PZ

£650,000

A delightful three bedroom extended detached family home built by Messrs. Bewley in 2007, one of only 8 units in a peaceful cul-de-sac on the fringes of Emmer Green towards the South Oxfordshire countryside. Beautifully presented highlighted by superb extended kitchen/dining room, garage, parking and secluded garden

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
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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 and front door to

RECEPTION HALL

With radiator, staircase to first floor and understairs storage cupboard

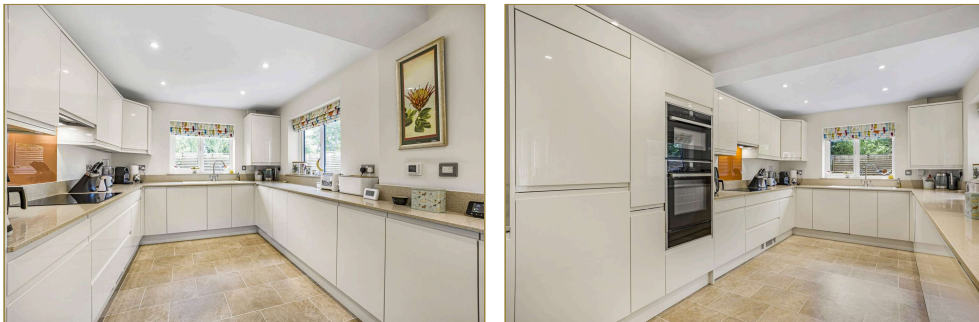
CLOAKROOM

With W.C., wash hand basin, front aspect double glazed window with internal shutter, door to

EXTENDED KITCHEN/DINING ROOM

Fabulous extended L shaped room with

KITCHEN fully fitted comprising single drainer one and a half bowl non scratch sink unit with mixer tap and cupboards under, further extensive range of both floor standing and wall mounted eye level units and drawers with granite work surfaces and surrounds, inset four ring induction hob with extractor hood above and contrasting splash back with further integrated split level double oven, fridge/freezer, dishwasher, and washing machine. Neatly fitted gas boiler, dual aspect double glazed windows, radiator, through to



DINING AREA, with room for large table and chairs, radiator, rear aspect double glazed windows and integrated double glazed French doors to patio and garden

**LIVING ROOM**

Entered via double doors from kitchen/dining room, with front aspect double glazed bay window, two radiators



STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING

With side aspect double glazed window, radiator



BEDROOM ONE

With front aspect double glazed window, radiator, twin built in double wardrobes, door to



ENSUITE SHOWER ROOM

With double width shower, wash hand basin, W.C. with integrated cupboard space, stainless steel heated towel rail, front aspect obscure double glazed window with built in shutter



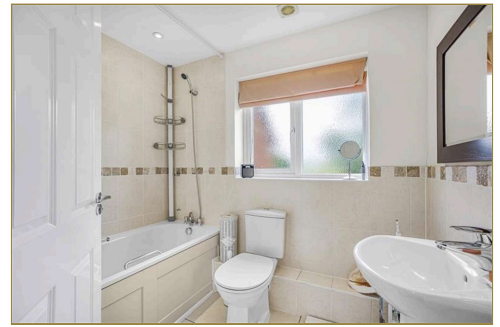
BEDROOM TWO

With rear aspect double glazed window, radiator, built in double wardrobe



BATHROOM

Comprising twin gripped panelled bath with shower attachment, curtain rail, pedestal wash hand basin, W.C., heated towel rail, fully tiled walls and floor, rear aspect obscure double glazed window

**STAIRCASE FROM FIRST FLOOR TO SECOND FLOOR LANDING**

With radiator and built in airing cupboard housing pressurised hot water cylinder and slatted shelving

BEDROOM THREE

Twin rear aspect double glazed Velux windows and two eaves storage cupboards, range of fitted wardrobes and shelving, radiator, access to loft space

**REAR GARDEN**

At the rear of the property is a private low maintenance garden with large paved patio area adjacent and stretching the length and leading to the side of the property, with front to rear access via wooden gate. There is also an Astro Turfed lawned area, raised sleeper enclosed beds, outside lighting and power together with water tap and timber fenced enclosures. Extending approx. 30ft square with excellent seclusion



OUTSIDE

The front of the property is entered via block paved driveway leading to



DETACHED BRICK BUILT GARAGE

With electric operated roller door, power and light, with eaves storage space

PARKING

Two parking spaces in front

FRONT GARDEN

Enclosed front garden with Astro Turfed lawn surrounded by well tended and maturing flowers, specimen shrubs and evergreens, with timber fencing and mature hedging

DIRECTIONS

From central Caversham proceed north up Prospect Street and fork left into Peppard Road, continue to Emmer Green turning left at the roundabout into Eversham Road continue to St Barnabas Road, bear right over the roundabout into Highdown Hill Road and left into Albany Gardens

TENURE

Freehold

£240 per annum road fund for communal gardens

SCHOOL CATCHMENT

Emmer Green Primary School
Highdown School and Sixth Form Centre

COUNCIL TAX

Band F

FREE MORTGAGE ADVICE

We are pleased to be able to offer the services of an Independent Mortgage Adviser who can access over 2,500 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/0248-6054-7254-5978-2940>

LOCATION

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

FLOOR PLAN

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

