

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



HENLEY ROAD, CAVERSHAM READING, RG4 6LR

£850,000

A well presented and attractive three bedroom 1950's chalet bungalow benefiting from raised south facing countryside views. Offering versatile accommodation covering approx. 1800sqft including two reception rooms, 19ft open kitchen/dining room, 27ft garden room and utility room. There is a private garden along with large front gardens providing ample parking. Approx. 1 mile to Caversham centre and 1.5 miles to Reading station

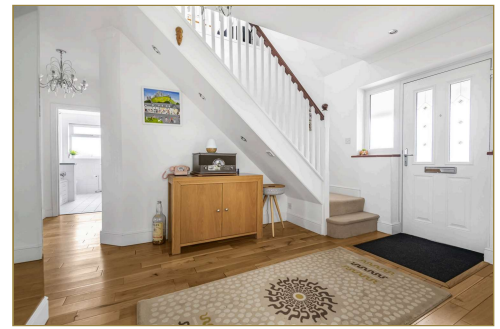
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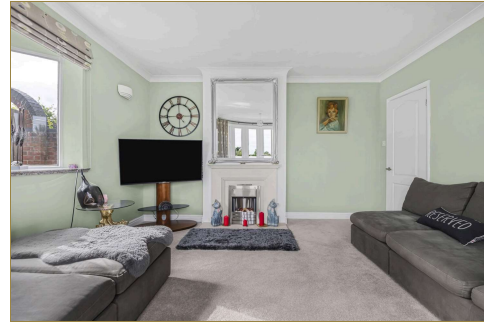
ENTRANCE HALL

Hardwood flooring, stairs to upstairs bedroom



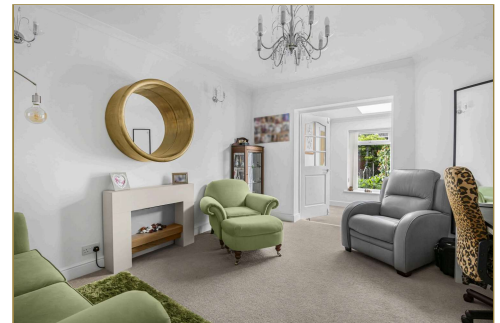
LIVING ROOM

Front aspect bay window, feature stone fireplace with electric fire, t.v point, radiator



SITTING ROOM

With double doors leading to garden room, radiator. Possible use as a home office



KITCHEN/DINING ROOM

KITCHEN: Part open plan room with curved granite worktop including AEG Induction hob and stainless steel extractor hood over, range of cupboards and drawers, fitted Neff oven, further granite worktops with one and a half enamel sink unit, vertical radiator, spotlights, plumbing for dishwasher, door to utility room

DINING AREA: Four large side aspect Velux windows with a further two overhead Velux windows, display recess, vertical radiator, spotlights



UTILITY ROOM

With double doors leading to garden, worktops and cupboards, excellent appliance space, storage cupboard incorporating gas boiler, tiled floor, door to garden room

**CLOAKROOM**

Two piece suite comprising: w.c, wall mounted wash hand basin, radiator, tiled walls and floor, rear aspect window

GARDEN ROOM

27ft in length, dual aspect with further double doors leading to garden, predominately hardwood flooring. This room could be used for a variety of uses such as gym, home office, playroom etc

**BEDROOM**

Side aspect, storage cupboard, radiator, t.v point

**BEDROOM**

Front aspect with double doors opening on to terrace with super elevated south facing views, radiator, spotlights





BATHROOM

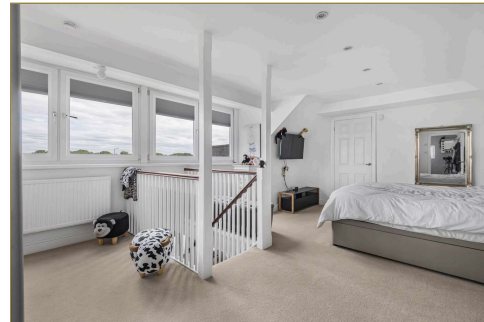
Three piece suite comprising: panelled bath with separate shower, pedestal wash hand basin, w.c, tiled walls and floor, radiator and further towel radiator, spotlights, side aspect window



STAIRCASE TO FIRST FLOOR BEDROOM

MAIN BEDROOM

Super 18ft room with four tilt and turn windows offering lovely south facing views, two radiators, door to large storage area approx. 20ft in length with cupboards, and light, door to ensuite



ENSUITE SHOWER ROOM

Fitted to comprise: large tiled walk-in shower with screen, w.c, pedestal wash hand basin, tiled walls and floor, radiator, spotlights, side aspect window



OUTSIDE

To the front of the property is a large garden, mainly lawned with flower and shrub borders, large paved driveway offering parking for several vehicles and further shingle area providing further parking/caravan space



To the rear of the property is an easily maintained garden including a 25ft x 25ft paved patio with raised pond with low maintenance side garden. with outside water tap and side gate. Leading from the patio is a tiled and decked entertaining area with brick barbeque and two sheds, one with power, further lawn area with timber summerhouse that has light and power and an adjacent tool store





TENURE

Freehold

SCHOOL CATCHMENT

Micklands 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 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/7405-0000-6216-2442-5234>

FLOOR PLAN

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

Approximate Gross Internal Area 2398 sq ft – 223 sq m
Ground Floor Area 1775 sq ft – 165 sq m
First Floor Area 552 sq ft – 51 sq m
Outbuilding Area 71 sq ft – 7 sq m



LOCATION

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

