

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**HEMDEAN ROAD, CAVERSHAM
READING, RG4 7ST**

Price Guide £475,000

A larger design bay fronted Victorian terraced property with accommodation arranged on three floors, requiring modernisation whilst retaining many period features well positioned within 300 metres of Caversham centre, Caversham Primary catchment

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
T 0118 946 1800 W www.farmeranddyer.com
E info@farmeranddyer.com

ENTRANCE

Covered entrance porch with quarry tiled step with front door to

RECEPTION HALL

With radiator, staircase to first floor, understairs storage area housing meters

LIVING ROOM

With front aspect bay window, original coved ceiling and ceiling rose, central cast iron fireplace with hearth, carved surround and mantel over, radiator

KITCHEN/BREAKFAST ROOM

Fitted units with single drainer one and a half bowl non scratch sink unit with mixer tap, electric cooker point, plumbing for washing machine, base and eye level units, appliance space, breakfast area with room for table and chairs, dual aspect windows and kitchen side door, radiator

DINING ROOM

With rear aspect French doors, radiator, picture rails

STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING

With radiator

BEDROOM ONE

With twin front aspect sash windows, radiator, ornate cast iron fireplace with surround and mantel over, picture rails

BEDROOM TWO

With rear aspect window, radiator, ornate fireplace with surround and mantel over, picture rails

BATHROOM

White suite comprising twin grip bath, wash hand basin, W.C. with tiled surrounds, rear aspect window, built in storage cupboard and further built in airing cupboard housing boiler, foam dipped hot water tank and shelving

STAIRCASE FROM FIRST FLOOR TO SECOND FLOOR LANDING

With eaves storage cupboard and door to

BEDROOM THREE

With rear aspect window, radiator, ornate fireplace

REAR GARDEN

At the rear of the property is an established and secluded west facing garden with mature evergreens and shrubs providing excellent year round seclusion, timber shed to the rear, rear gateway access from Hemdean Hill, in all the gardens extend approximately 70ft, there is a paved patio area adjacent to the property

OUTSIDE

The front of the property is entered via a pathway leading to the front door with lawned garden area, flower and shrub borders, brick retained wall enclosure

DIRECTIONS

From central Caversham proceed south along Prospect Street at mini roundabout turn right into Church Street and right into Hemdean Road

TENURE

Freehold

SCHOOL CATCHMENT

Caversham 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

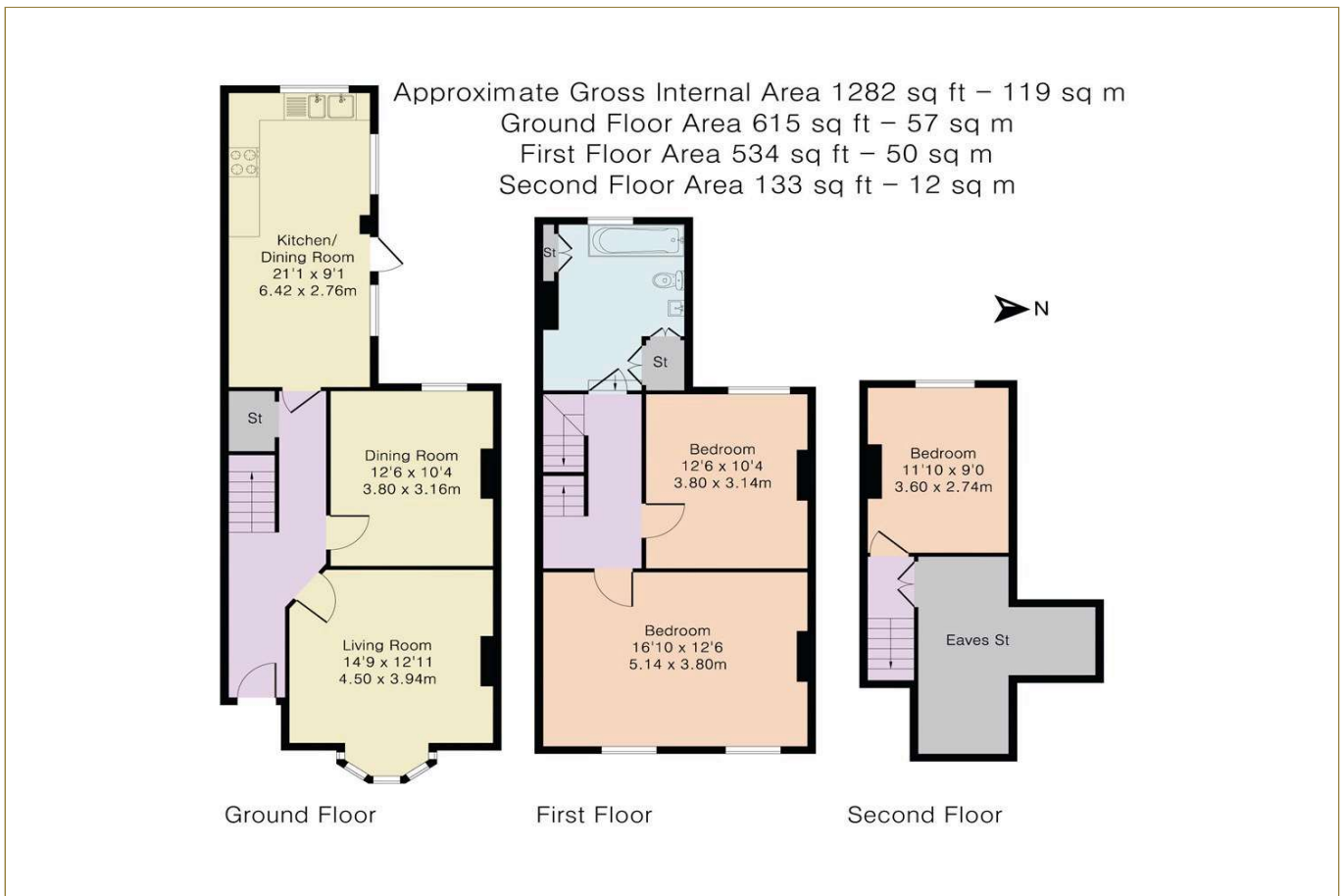
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Energy Rating E

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/9581-3040-6203-2604-1200>

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

