

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### **WOODCOTE WAY, CAVERSHAM READING, RG4 7HJ**

**£595,000**

An extended four bedroom 1930's semi detached home offering versatile accommodation totalling approx. 1750sqft. Offering open plan living, the property has the opportunity to configure the ground floor to easily create a one bedroom self contained annex ideal for family or for rental income.

Includes 15ft kitchen/dining room, 3/4 reception rooms, 13ft home office and good parking

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

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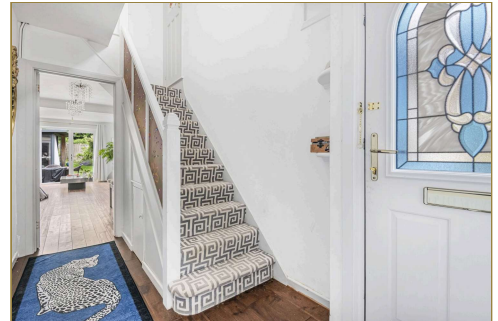
E [info@farmeranddyer.com](mailto:info@farmeranddyer.com)

## BACKGROUND

This property has been extended to the front, side and rear and was formerly a saddlery shop before it was redesigned to become a large family home. In recent years it has been designed so that part of the ground floor accommodation could easily become a self contained annex ideal for family use or configured as a one bedroom flat with its own entrance as a separate rental income stream. Located approx. 8 minutes walk to the popular The Heights primary school and approx. 2 miles to Reading mainline station.

## ENTRANCE HALL

With oak flooring, radiator, stairs to first floor



## CLOAKROOM

Two piece suite comprising: w.c, wash hand basin, tiled floor



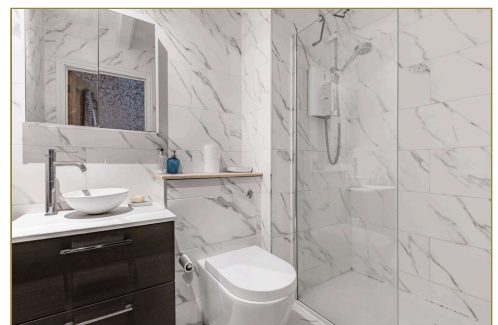
## FRONT RECEPTION ROOM

Front aspect, radiator, door to ensuite shower room, further secondary separate front door access, door to dining room



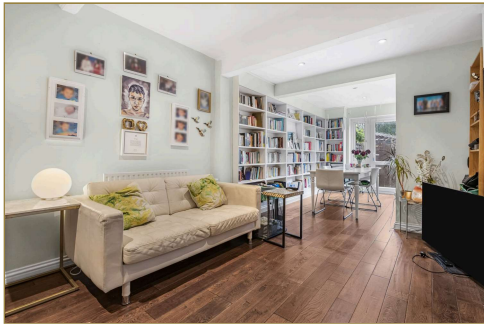
## ENSUITE SHOWER ROOM

Three piece suite comprising: double width shower cubicle, fitted circular wash hand basin, w.c, chrome towel radiator, tiled floor and walls



**REAR RECEPTION ROOM**

22ft in length with door to rear garden, two radiators, oak flooring, spotlights, t.v point, opening to the family room

**SECOND KITCHEN/UTILITY ROOM**

Fitted with worktops with sink unit, range of cupboards, space for appliances, recently installed wall mounted gas boiler, space for oven, built in microwave, spotlights

**NOTE FOR RECONFIGURATION**

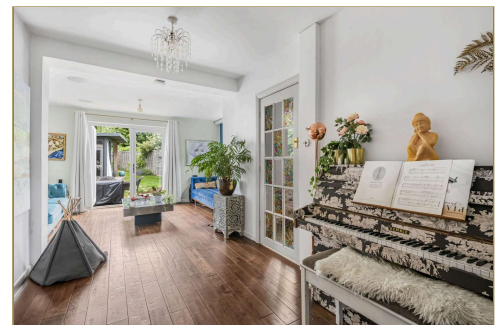
It is possible with the closure between the dining room and family to make the reception room, ensuite shower room, second kitchen and dining room in to a fully self contained annex with its own personal front door - ideal for use for relatives/guest room or even as a private rental or Airbnb

**FAMILY ROOM**

Oak flooring, leading to the living area, further door to main kitchen

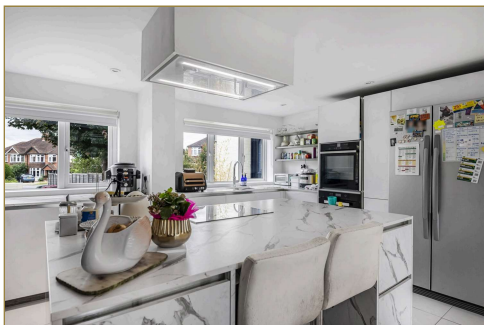
**LIVING AREA**

Oak flooring, double doors to rear garden, ceiling speakers



## KITCHEN/DINING ROOM

Refitted with a range of units and worktops from Schmidt kitchens including a large central island/breakfast bar. There is a full height double pantry cupboard and pull out spice cupboard, large pan drawers, fitted hob, Neff electric oven and separate microwave, Italian porcelain tiled floor with under floor heating and twin front aspect windows



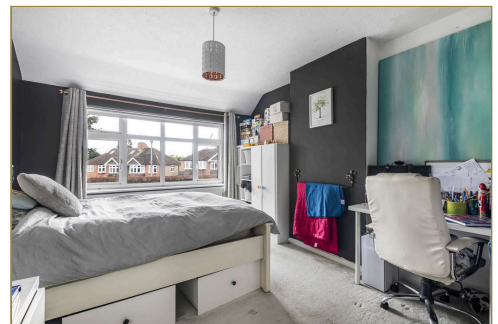
N.B The hob and Quooker tap shown in the photos will be replaced by the owner

## STAIRCASE TO FIRST FLOOR LANDING

Hatch to loft space, doors to all rooms

## BEDROOM ONE

Front aspect, radiator



**BEDROOM TWO**

Rear aspect bay window, radiator



**BEDROOM THREE**

Side aspect, radiator



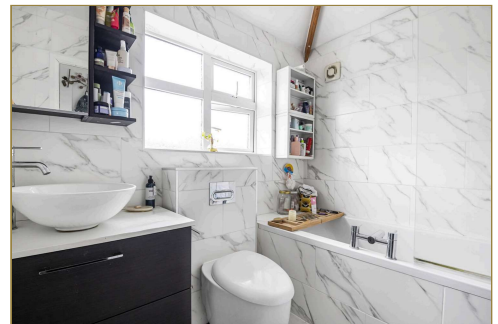
**BEDROOM FOUR**

Front aspect, radiator



**FAMILY BATHROOM**

Three piece suite comprising: panelled bath with separate shower facility and screen, fitted vanity area with circular wash hand basin, w.c, tiled walls and floor, spotlights, rear aspect



**OUTSIDE**

To the front of the property is an enclosed garden, lawned with shrubs to the perimeters, with gate to patio area and outside water tap.



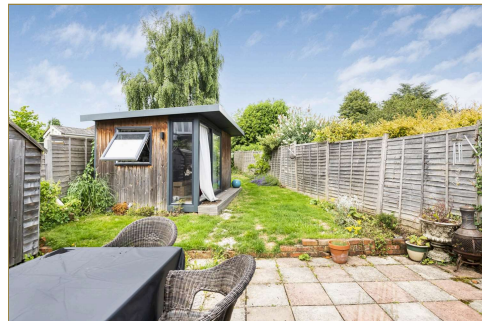
Parking - there is hardstanding providing off road parking for four vehicles.



To the rear of the property is a narrowing garden with patio area, principally lawned and fully enclosed

**GARDEN/HOME OFFICE**

Ideal room for working from home, fully insulated with heating, broadband and power. Other options include use as a gym, playroom, art studio etc

**TENURE**

Freehold

**SCHOOL CATCHMENT**

Emmer Green Primary School  
The Hill Primary School  
The Heights Primary School  
Highdown School and Sixth Form Centre

**COUNCIL TAX**

Band E

**FREE MORTGAGE ADVICE**

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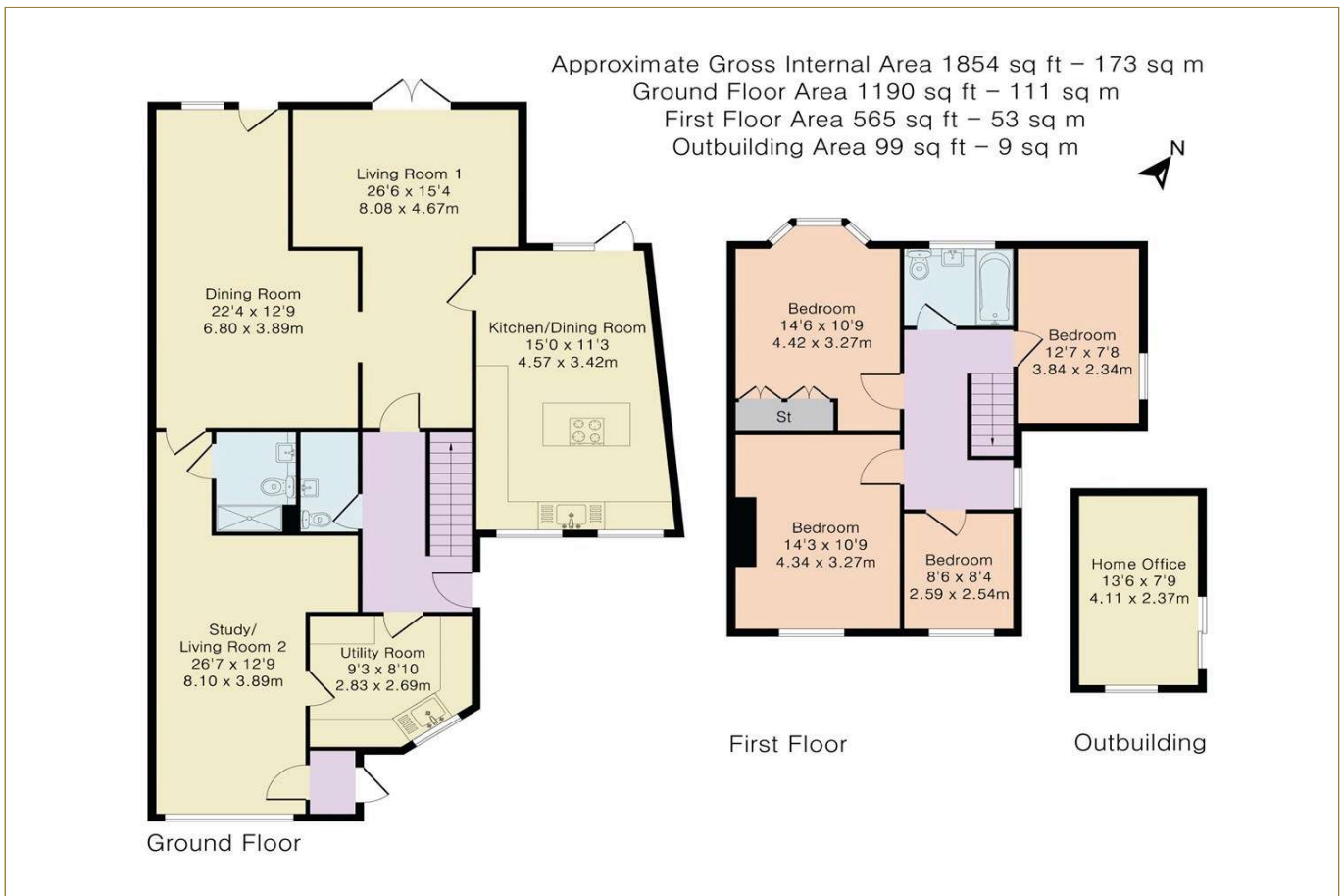
**ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**

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/0734-3016-3206-3392-9200>

### 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

