

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**PINEWOOD DRIVE, CAVERSHAM HEIGHTS
READING, RG4 7LJ**

£895,000

A modern four bedroom detached family home occupying a corner position in a choice cul-de-sac in the heart of Caversham Heights, presented in excellent decorative order with high quality fittings, secluded gardens and parking

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

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

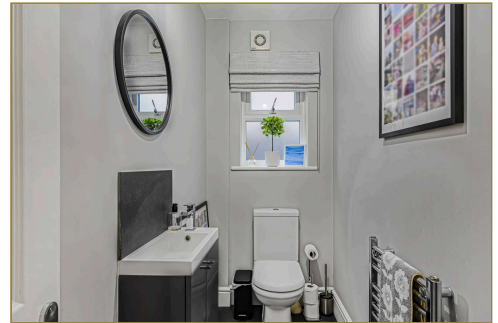
Covered entrance porch and front door to

SPACIOUS RECEPTION HALL

With porcelain tiled floor, encased radiator, staircase to first floor and understairs storage cupboard

**CLOAKROOM**

With W.C., wash hand basin with cupboard below, heated towel rail, porcelain tiled floor, side aspect obscure double glazed window

**LIVING ROOM**

With front aspect feature double glazed bay window with shutters, radiator, oak style flooring, twin recess shelving and display plinths with centralised TV insert and matching Onyx Avanti electric fire with multi function facility for wood effect flame, heat or display



HOBBIES/UTILITY ROOM (FORMED FROM CONVERTED GARAGE)

With plumbing for washing machine, appliance space, wall mounted gas boiler and double glazed side door



KITCHEN/DINING/FAMILY ROOM

Beautifully fitted forming the whole width of the house naturally segregated for kitchen and family area, with porcelain tiled floor throughout with underfloor heating



KITCHEN beautifully fitted comprising inbuilt drainer one and a half bowl sink unit with Perrin Rowe hot water tap and cupboard under, further extensive range of both floor standing and wall mounted eye level units with granite style work surfaces and contrasting surrounds with inset five ring induction hob unit with matching extractor above, inset split level double oven with integrated fridge/freezer, dishwasher, wine cooler with matching peninsular breakfast bar, rear aspect double glazed window

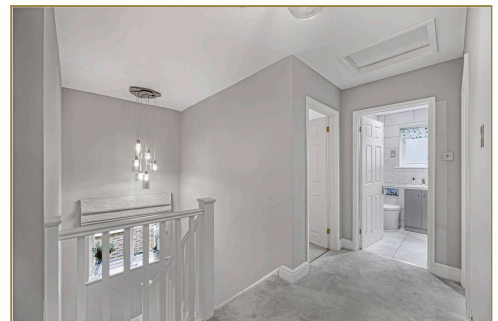


FAMILY AREA with double doors leading to living room and rear aspect double glazed bi-fold doors to patio and garden



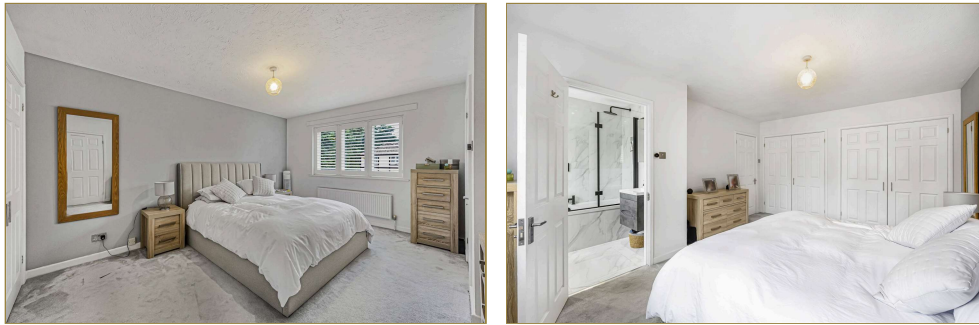
STAIRCASE WITH SIDE ASPECT DOUBLE GLAZED WINDOW TO FIRST FLOOR LANDING

With access to loft space above, built in double airing cupboard housing foam dipped water tank with slatted shelving above

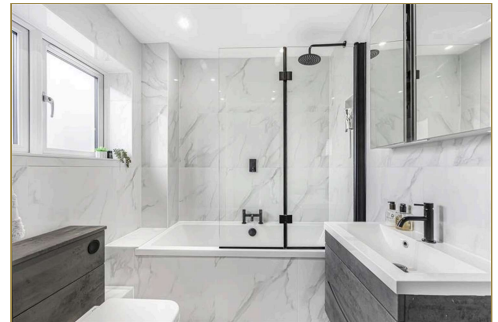


BEDROOM ONE

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

**ENSUITE BATHROOM**

Comprising large tile encased bath with independent shower unit and glass deflector, floating wash hand basin with drawer space below, W.C., heated towel rail, fully tiled walls and floor, front aspect obscure double glazed window, extractor

**BEDROOM TWO**

With rear aspect double glazed window with internal shutters, radiator, built in wardrobe

**BEDROOM THREE**

With front aspect double glazed windows with internal shutters, radiator, built in wardrobe

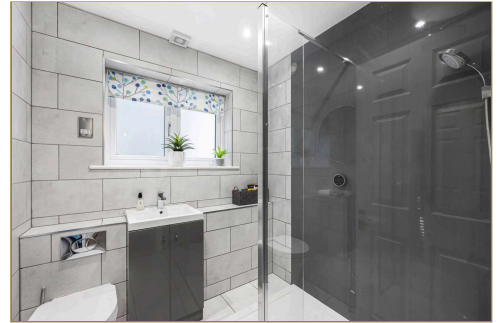


BEDROOM FOUR

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

**BATHROOM (SHOWER ROOM)**

Comprising walk in shower with twin spray, wash hand basin with cupboard below, W.C., with contrasting fully tiled walls and floor, heated towel rail, rear aspect obscure double glazed window, extractor

**REAR GARDEN**

At the rear is a large full width porcelain tiled patio area adjacent to the property with Astro Turf lawn with mature trees and timber fenced enclosures, there is a further patio and pergola at the rear of the garden, the main patio has an inbuilt seating area. The rear gardens enjoy a secluded easterly aspect



OUTSIDE

The front of the property is entered via high quality Vuba resin driveway providing off road parking for three vehicles with timber fenced enclosures, with front to rear side access via timber gate and electric vehicle charge point. The driveway leads to garage (currently converted)

**DIRECTIONS**

From central Caversham proceed south along Prospect Street at mini roundabout turn right into Church Street, at traffic lights turn right into Church Road continue up St. Peter's Hill into Woodcote Road turn right into Richmond Road, left into Conisboro Avenue and left into Pinewood Drive

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 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

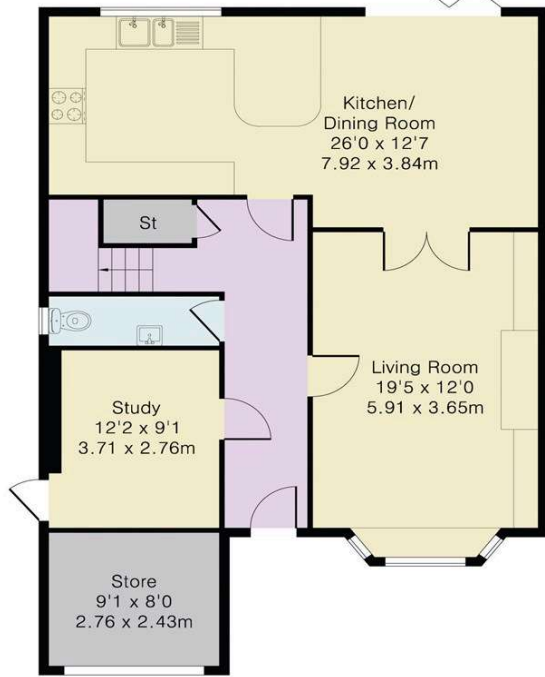
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Energy Rating C

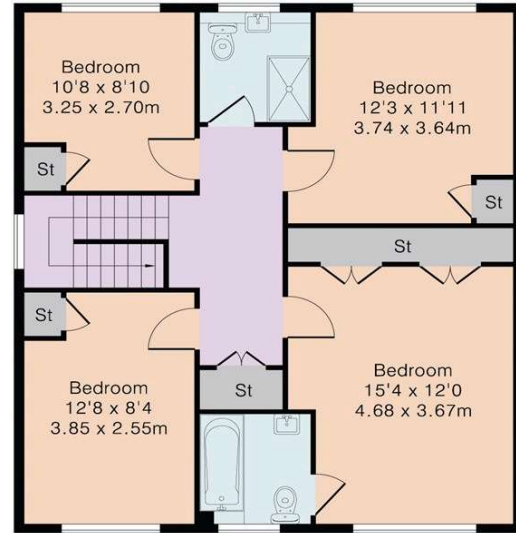
To view the full EPC for this property, you can access the national database with the following web address: <https://find-energy-certificate.service.gov.uk/energy-certificate/4034-5728-3400-0508-0206>

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

Approximate Gross Internal Area 1672 sq ft – 156 sq m
Ground Floor Area 879 sq ft – 82 sq m
First Floor Area 793 sq ft – 74 sq m



Ground Floor



First Floor