

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**HEMDEAN ROAD,
CAVERSHAM, RG4 7QW**

£525,000

A three bedroom detached family home presented in good order with scope to extend and enhance occupying an elevated secluded plot less than a mile from central Caversham, within steps of local shops and close proximity of schools and amenities

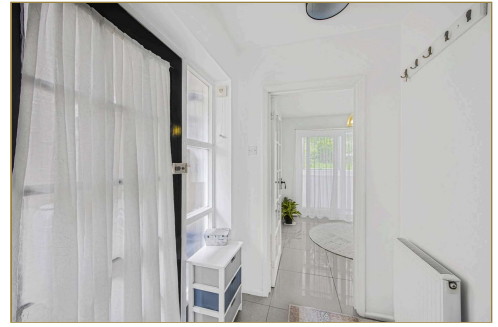
No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
T 0118 946 1800 W www.farmeranddyer.com
E info@farmeranddyer.com

ENTRANCE

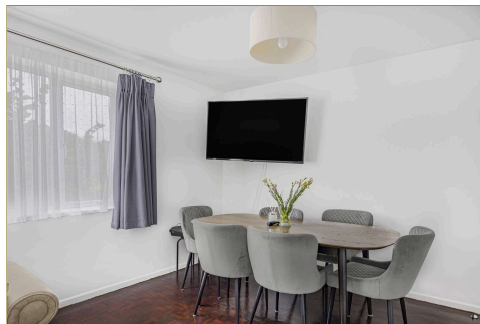
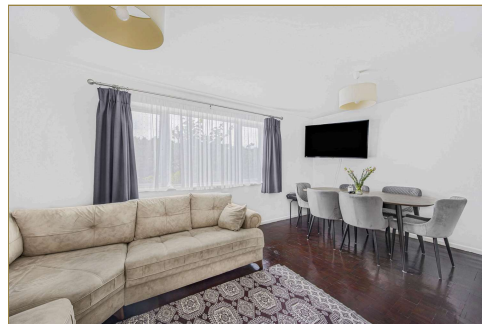
Covered entrance porch and front door to

ENTRANCE HALL

With radiator, staircase to first floor, door to

**LIVING/DINING ROOM**

Spacious full width room dual aspect with double glazed windows, radiator, Parquet flooring and central ornamental Adams style fireplace with hearth surround and mantel over

**KITCHEN/DINING ROOM**

Well fitted comprising single drainer one and a half bowl stainless steel sink unit with mixer tap and cupboards under, further range of both floor standing units and matching units of cupboards with oak style work surfaces and tiled surrounds, space for range cooker with extractor hood, plumbing for washing machine and dishwasher, appliance space for fridge/freezer, side aspect double glazed window



DINING AREA with room for table and chairs, radiator and rear double glazed patio doors to garden room



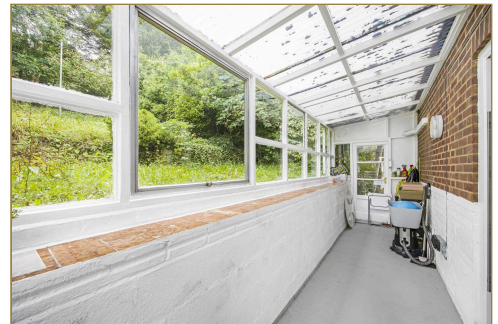
CLOAKROOM

There is also a cloakroom off the kitchen with W.C., wash hand basin, understairs storage cupboard and side aspect obscure double glazed window



GARDEN ROOM

The garden room stretches the full width of the property to the rear with rear aspect windows, side door to the garden and perspex roof



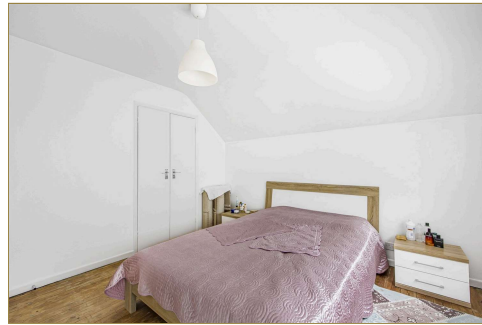
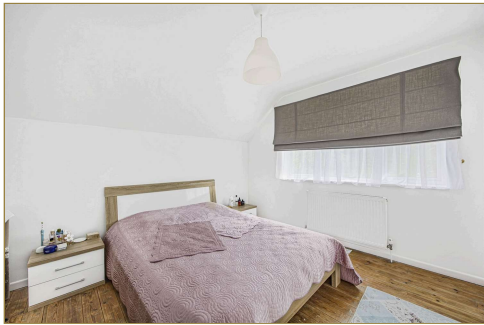
STAIRCASE FROM ENTRANCE HALL TO FIRST FLOOR LANDING

With side aspect obscure double glazed window, access to loft space above and built in airing cupboard with pressurised hot water cylinder

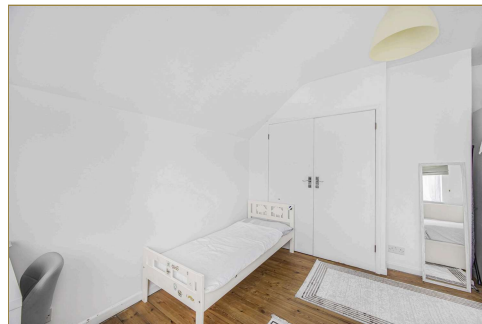
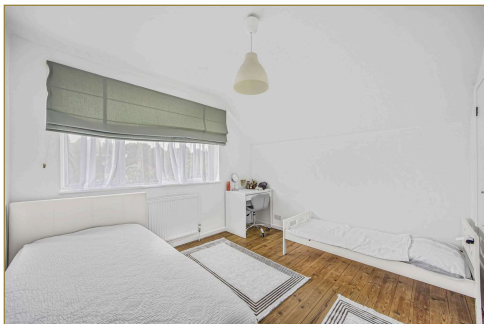


BEDROOM ONE

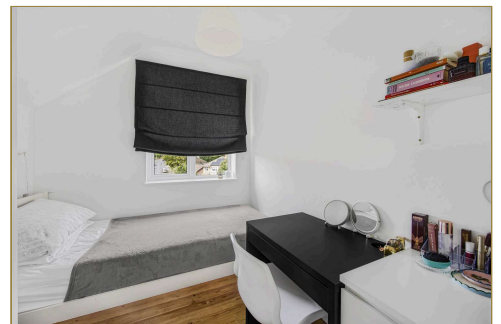
With rear aspect double glazed window, radiator, built in walk in wardrobe with hanging space and shelving

**BEDROOM TWO**

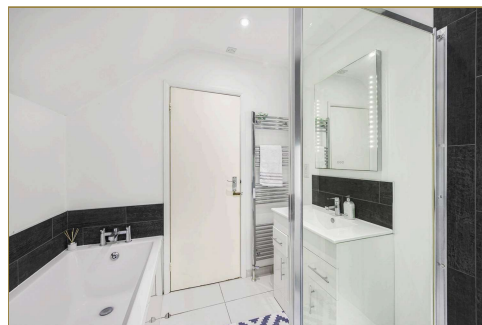
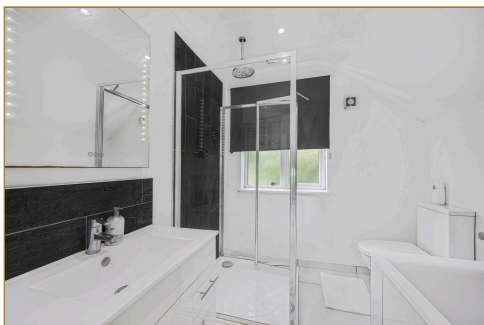
With front aspect double glazed window, radiator, built in wardrobe

**BEDROOM THREE**

With front aspect double glazed window, radiator and fitted wardrobe

**BATHROOM**

Four piece suite comprising panelled bath, wash hand basin with drawer space below, W.C. and separate shower cubicle with contrasting tiled surrounds and floor, rear aspect obscure double glazed window and heated towel rail



REAR GARDEN

Outside is a sheltered hard standing area adjacent to the garden room and steps leading up to the main gardens with tiered lawned area and evergreens and hedging providing seclusion and enclosures. To the rear is a timber storage unit, in all the gardens extend approximately 80ft with an easterly aspect, access front to rear with a secured door



OUTSIDE

The property is entered via a short drive providing off road parking and steps leading to front door. There is a raised garden area with shrubs and evergreens



DIRECTIONS

From central Caversham turn right into Hemdean Road, continue to the roundabout and into the Hemdean Road continuation where the property can be found on the left hand side

SCHOOL CATCHMENT

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

COUNCIL TAX

Band E

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

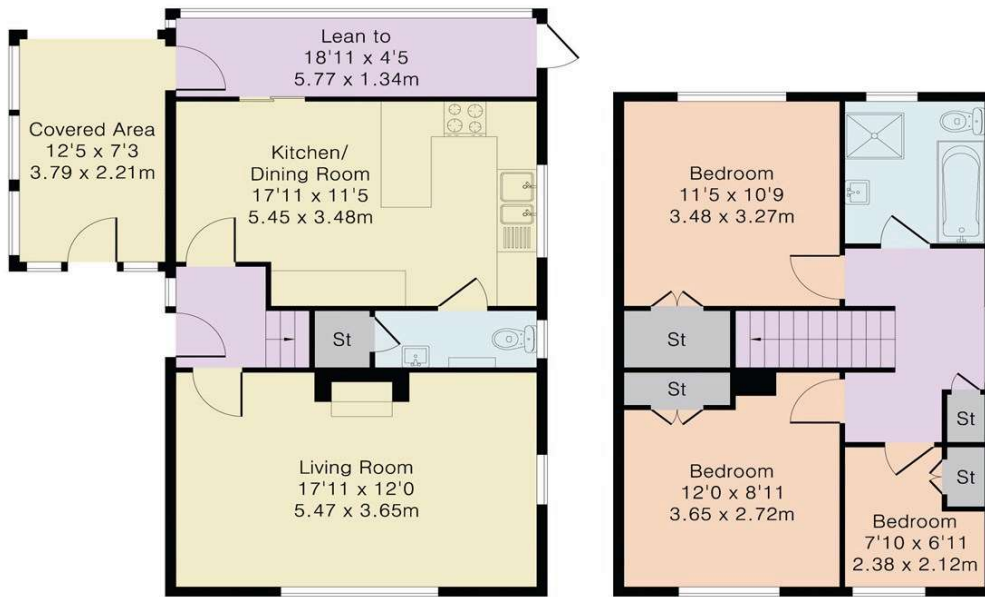
Energy Rating F

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/8403-0473-8129-3697-6953>

FLOOR PLAN

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

Approximate Gross Internal Area 1153 sq ft – 107 sq m
Ground Floor Area 667 sq ft – 62 sq m
First Floor Area 486 sq ft – 45 sq m



Ground Floor

First Floor

LOCATION

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

