

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**SPRINGFIELD MEWS, SURLEY ROW
EMMER GREEN, READING, RG4 8QA**

£550,000

Highly sought after three bedroom mews style link detached cottage built in 1998 by T A Fisher and set in the favoured Surley Row conservation area only a 20 minute walk to Caversham centre. Includes living room, dining room, cloakroom, kitchen and garage with courtyard rear garden.

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LOCATION NOTE

Springfield Mews was built by locally based T A Fisher & Sons in 1998 of approx. nine mixed 2 and 3 bedroom houses. Surley Row is a Conservation Area, and some are amongst the oldest in the Caversham area, are of various styles and interest, some listed or of historical note and most were constructed in varying dates from the late 17th Century, all situated along the historical lane epitomised with high brick walls.

ENTRANCE

Covered entrance porch, front door with double glazed stained glass insert to

ENTRANCE HALL

With radiator, staircase to first floor and door to

LIVING ROOM

With front aspect double glazed window, radiator, central Adams style fireplace with fitted coal real flame gas fire, two wall light points, understairs storage cupboard, second radiator, door to

**INNER HALLWAY**

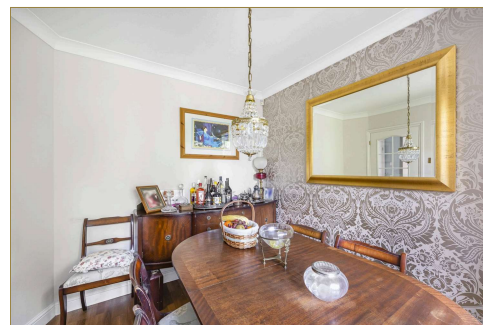
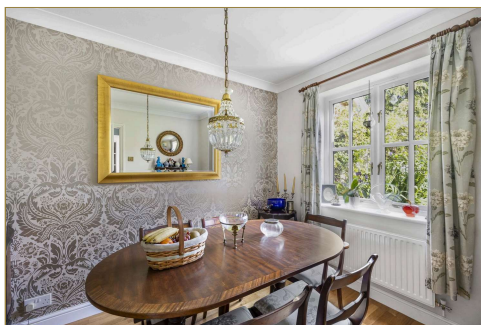
With internal access to garage

CLOAKROOM

With W.C., wash hand basin, radiator, extractor

**DINING ROOM**

With rear aspect double glazed window, radiator



KITCHEN/BREAKFAST ROOM

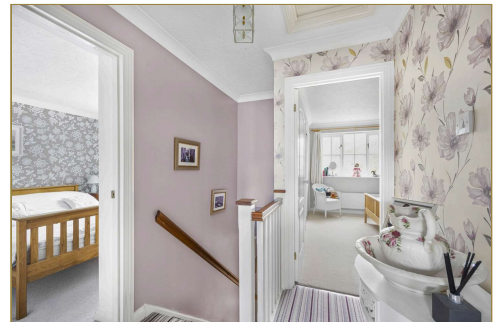
Fitted comprising single drainer one and a half bowl stainless steel sink unit with mixer tap and cupboard under, further range of both floor standing and wall mounted eye level units with roll edged work surfaces and tiled surrounds. Inset four ring gas hob with extractor hood above, integrated double oven and fridge/freezer. Concealed lighting, wall mounted gas boiler



BREAKFAST AREA with room for table and chairs, radiator, rear aspect double glazed windows and double glazed door to garden, tiled floor

**STAIRCASE FROM ENTRANCE HALL TO FIRST FLOOR LANDING**

With access to loft space above, built in airing cupboard housing pressurised hot water cylinder with slatted shelving above

**BEDROOM ONE**

With front aspect double glazed window, radiator, built in double wardrobe and further built in overstairs cupboard, door to

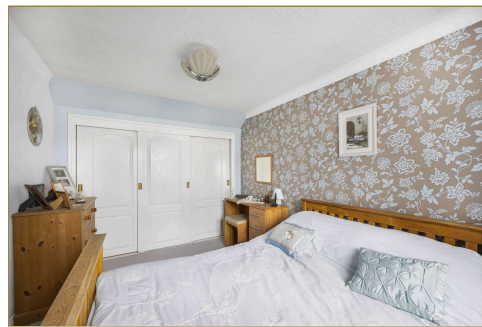
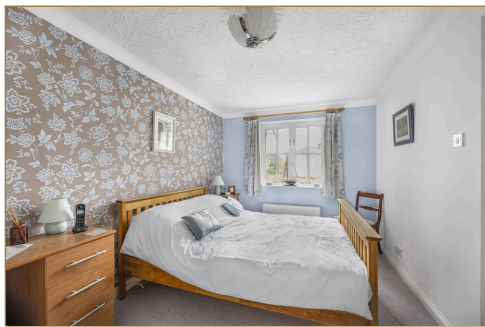


EN SUITE SHOWER ROOM

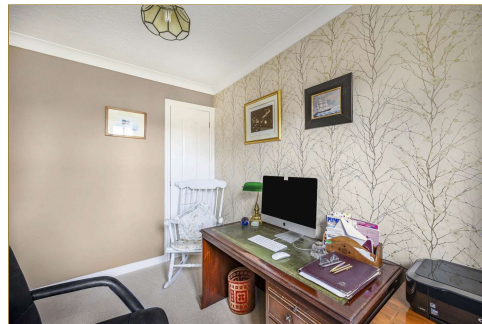
Comprising tiled shower, wash hand basin, W.C., radiator and extractor

**BEDROOM TWO**

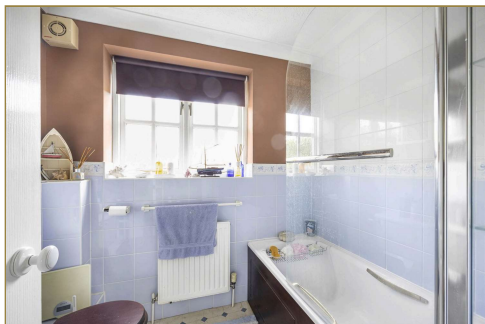
With front aspect double glazed window, radiator and built in triple wardrobe

**BEDROOM THREE**

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

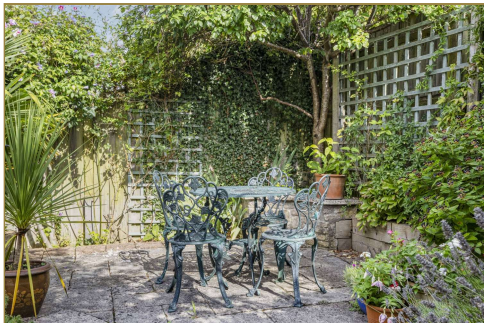
**BATHROOM**

Comprising twin gripped bath with independent shower unit and glass deflector, wash hand basin, W.C., contrasting tiled surrounds, radiator, rear aspect obscure double glazed window



REAR GARDEN

At the rear of the property is a delightful twin tiered patio garden with interspersed specimen shrubs, plants and evergreens providing excellent year round seclusion with timber fenced enclosures, extending approximately 40ft x 30ft. Fitted awning, power and lighting, outside water tap

**OUTSIDE**

The front of the property is entered via a block paved driveway with off-road parking and leading to

**INTEGRAL GARAGE (CURRENTLY ORCHESTRATED AS A UTILITY ROOM AND STORAGE)**

With up and over door

FRONT GARDEN

There is also a front garden area with various shrubs and evergreens

DIRECTIONS

From central Caversham proceed north up Prospect Street at traffic lights fork left into Peppard Road, at the top of the hill turn left into Surley Row where Springfield Mews can be found on the right hand side

SCHOOL CATCHMENT

The Hill 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 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/0390-2923-0480-2324-8141>

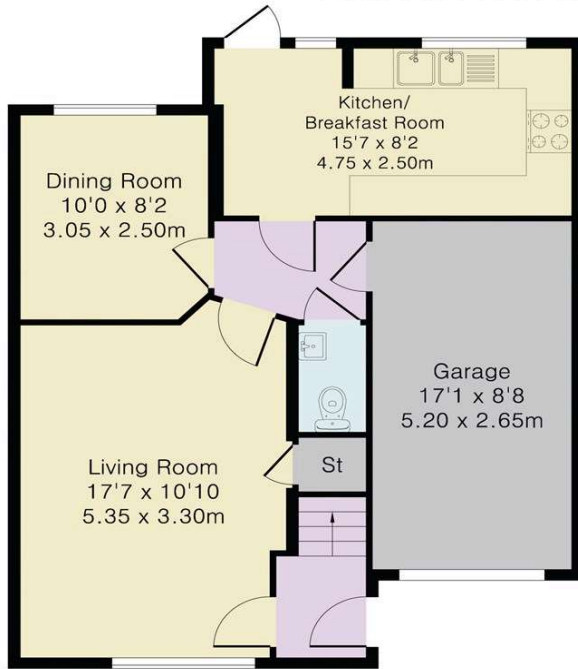
FLOOR PLAN

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

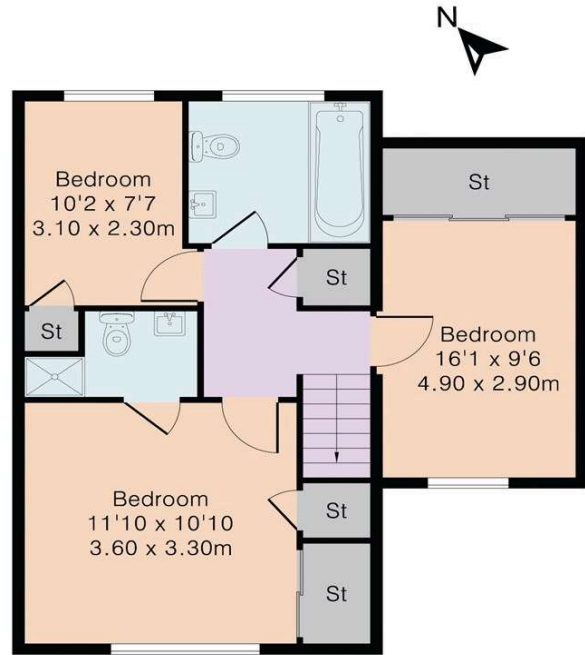
Approximate Gross Internal Area 1196 sq ft – 112 sq m

Ground Floor Area 651 sq ft – 61 sq m

First Floor Area 545 sq ft – 51 sq m



Ground Floor



First Floor

LOCATION

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

