

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



HOLYROOD CLOSE, CAVERSHAM PARK READING, RG4 6PZ

£440,000

A recently improved three bedroom home situated in this attractive location opposite the woodland walks of Clayfield Copse and tennis courts. Well presented throughout and includes refitted kitchen, 20ft living/dining room, three bedrooms, refitted bathroom and separate w.c, south facing rear garden, garage and ample parking

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ENTRANCE PORCH

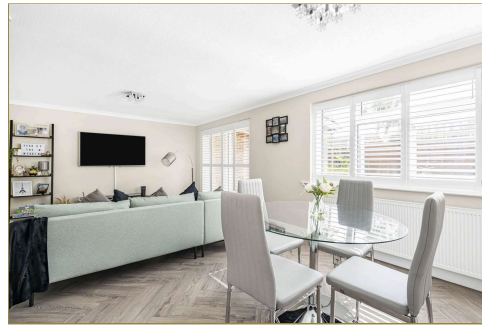
With cupboard space for washing machine, fuse box and meter, uPVC door to:

ENTRANCE HALL

Radiator, stairs to first floor

LIVING/DINING ROOM

Super room with large sliding patio doors leading to rear garden, further rear aspect window, underfloor heating, radiator, t.v point, under stairs cupboard



KITCHEN

Recently re-fitted to comprise: worktops with a range of cupboards and drawers, fitted Zanussi electric oven with gas hob and extractor overhead, splashbacks, radiator, spotlights, front aspect

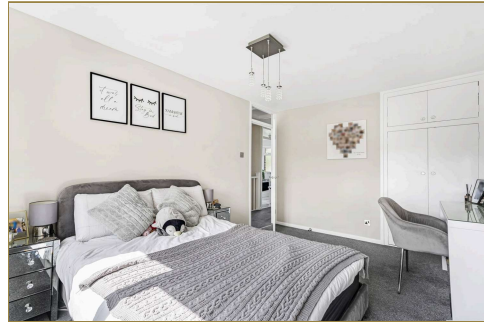


STAIRCASE TO FIRST FLOOR LANDING

Storage cupboards and access to loft hatch

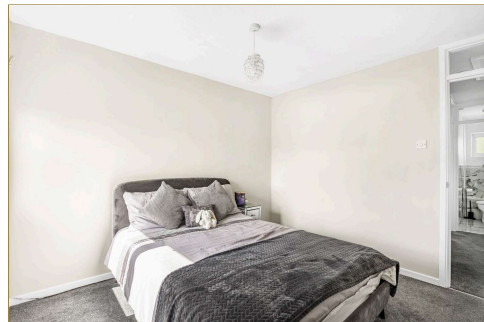
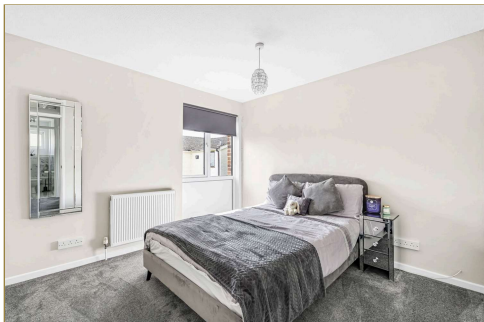
BEDROOM ONE

Rear aspect, built in double wardrobe, radiator



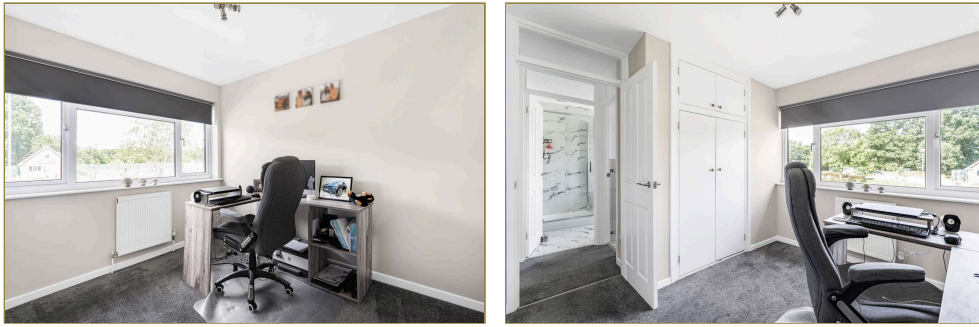
BEDROOM TWO

Rear aspect, radiator



BEDROOM THREE

Front aspect, built in double wardrobe, further storage cupboard housing gas boiler, radiator

**BATHROOM**

Recently refitted to comprise: panelled bath, large shower cubicle, pedestal wash hand basin, chrome towel radiator, front aspect

**SEPARATE W.C**

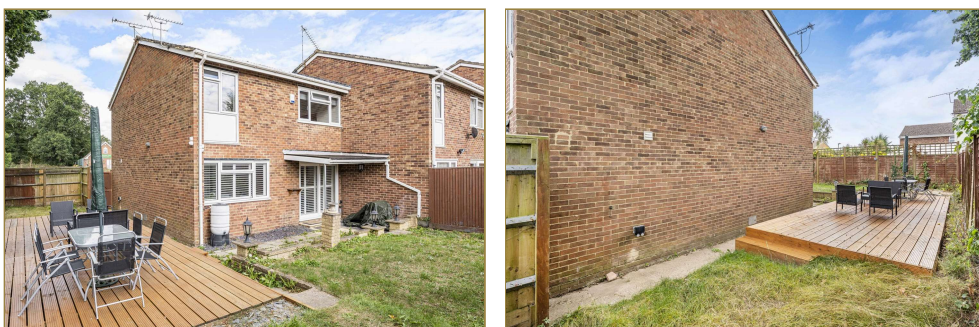
Comprising w.c, small front aspect window

OUTSIDE

To the front of the property is a gravel driveway providing parking for two vehicles - there is a further lawned area to the right of the driveway that belongs to this property. Side access gate leads to rear garden



To the rear of the property is a south facing garden with paved path leading to decking area

**TENURE**

Freehold

SCHOOL CATCHMENT

Caversham Park 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

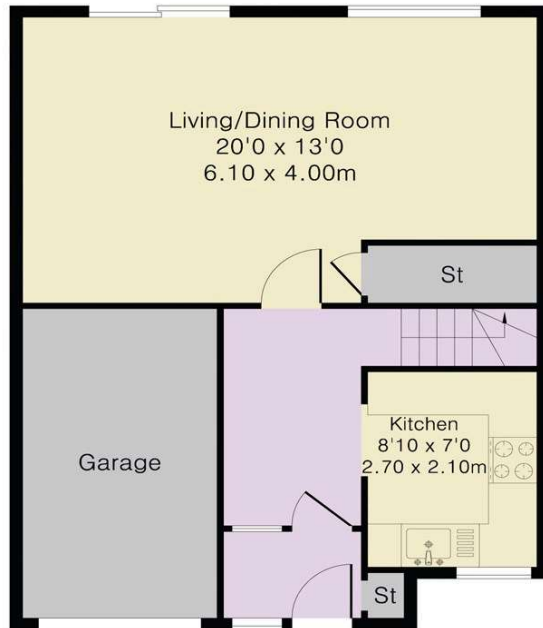
Energy Rating D

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/9564-2870-7290-9821-8365>

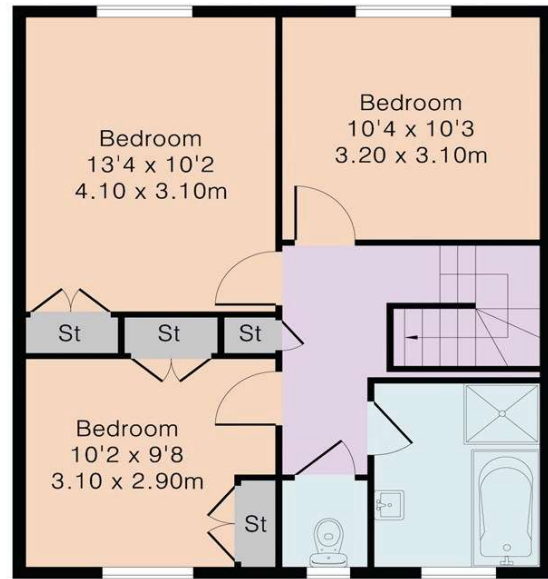
FLOOR PLAN

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

Approximate Gross Internal Area 818 sq ft – 76 sq m
Ground Floor Area 388 sq ft – 36 sq m
First Floor Area 430 sq ft – 40 sq m



Ground Floor



First Floor

LOCATION

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

