

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### **ALL HALLOWS ROAD, CAVERSHAM READING, RG4 5LP**

**Price Guide £400,000**

Three bedroom semi-detached home occupying a level extensive garden in the region of 150ft requiring modernisation throughout but providing an excellent opportunity to extend and enhance whilst situated in a peaceful tree-lined road approximately one mile from Caversham centre. No chain

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

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**ENTRANCE**

Front door to

**ENTRANCE HALL**

With electric heater and airing cupboard

**LIVING ROOM**

With front aspect window, electric heater, gas fire, picture rails and understairs storage cupboard housing meters



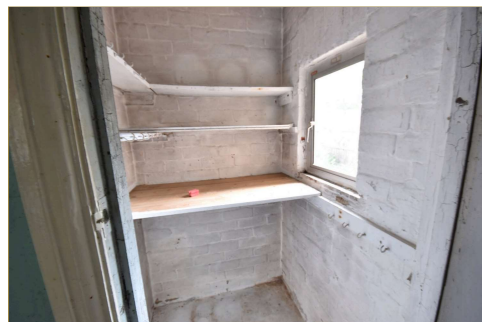
**DINING ROOM**

With rear aspect French doors to garden, central tiled fireplace with real fire facility, picture rails, electric heater



**KITCHEN**

With sink unit, base and eye level units, gas point for cooker, appliance space, side aspect window and kitchen side door, walk in larder cupboard with side aspect window



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

Access to loft space above

**BEDROOM ONE**

With front aspect window, gas point, picture rails, range of fitted wardrobes



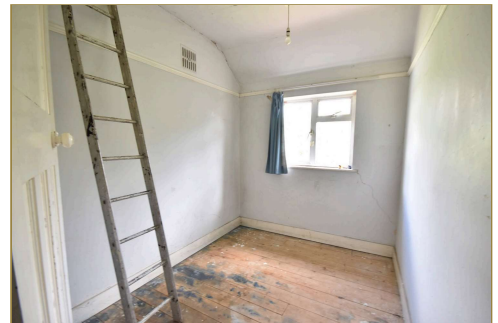
**BEDROOM TWO**

With rear aspect window, electric heater, picture rails, covered fireplace



**BEDROOM THREE**

With rear aspect window, picture rails



**BATHROOM**

Bath, wash hand basin, W.C., matching tiles and side aspect window



**REAR GARDEN**

At the rear of the property are extensive level and secluded gardens with various trees and evergreens together with timber fenced enclosures extending in the region of 150ft with an easterly aspect. There are two externally accessed brick built storage cupboards adjacent to the property, and side access front to rear

**OUTSIDE**

The front of the property is entered via wrought iron gates with driveway providing off road parking, central lawned garden area and shrubbed borders

**DIRECTIONS**

From central Caversham proceed north up Prospect Street, at traffic lights fork right into Henley Road proceed for approximately 1 mile and turn left into All Hallows Road

**SCHOOL CATCHMENT**

Micklands 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 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/0370-2903-2410-2094-6205>

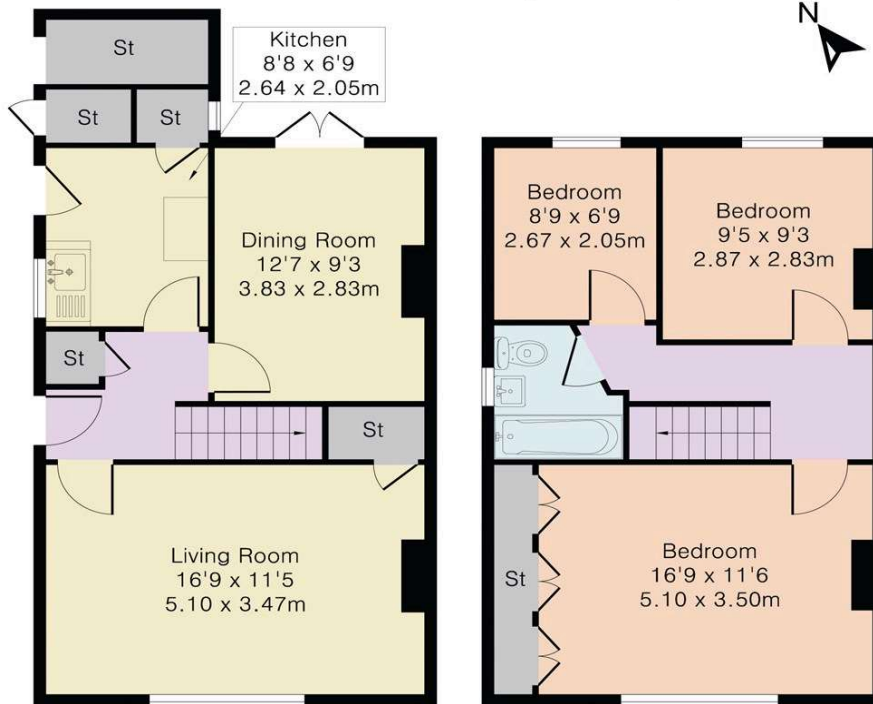
### FLOOR PLAN

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

**Approximate Gross Internal Area 906 sq ft - 84 sq m**

Ground Floor Area 453 sq ft – 42 sq m

First Floor Area 453 sq ft – 42 sq m



Ground Floor

First Floor