

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



ORWELL CLOSE, CAVERSHAM HEIGHTS READING, RG4 7PU

£850,000

Occupying a choice corner plot position this four bedroom detached family home is situated in a highly favored and peaceful cul-de-sac off the Albert Road in Caversham Heights with the benefit of additional workshop and office/studio. The property provides various options to extend and enhance.

No chain

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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 double glazed front door to

RECEPTION HALL

With radiator, staircase to first floor and large understairs storage cupboard housing meters



CLOAKROOM

With W.C., wash hand basin, radiator, front aspect obscure double glazed window



LIVING ROOM

Spacious dual aspect room with front feature double glazed bay window and rear double glazed sliding patio doors to garden, two radiators, central fireplace with hearth surround and mantel over





DINING ROOM

With rear aspect double glazed window, radiator, serving hatch from kitchen



FITTED KITCHEN/BREAKFAST ROOM

Comprising single drainer one and a half bowl stainless steel sink unit with mixer tap and cupboards under, further range of both floor standing and wall mounted eye level units with laminated roll edged work surfaces and tiled surrounds, with inset four ring electric hob with extractor hood above and integrated double oven. Space for dishwasher, fridge/freezer and floor standing gas boiler. Room for small breakfast table and chairs, radiator, rear aspect double glazed window and serving hatch to dining room



STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR GALLERIED LANDING

With front aspect double glazed window, radiator



BEDROOM ONE

With rear aspect double glazed window, radiator, range of fitted wardrobes and further fitted bedroom furniture including bedside cabinets and display plinths

**BEDROOM TWO**

With rear aspect double glazed window, radiator, built in double wardrobe and access to loft space

**BEDROOM THREE**

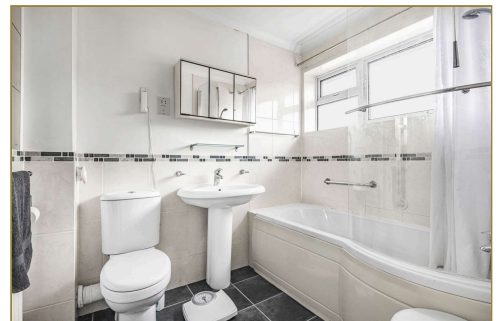
With rear aspect double glazed window, radiator, built in double wardrobe

**BEDROOM FOUR**

With front aspect double glazed window, radiator, range of fitted wardrobes with cupboard space and centralised dressing table

**BATHROOM**

Modern suite comprising shower bath with glass deflector, wash hand basin, W.C., with tiled surrounds, radiator and front aspect obscure double glazed window



REAR GARDEN

The property occupies a superb corner position with level west facing gardens with water tap and living room awning, with bordering shrubs, mature evergreens and trees with pitched roof timber shed and paved patio area adjacent to the living room and leading around the side of the property too additional lawned gardens, with bordering evergreens and mature fir tree providing excellent screening and seclusion. The corner position provides excellent opportunities to extend and enhance. In all the plot is L-shaped extending approximately 80ft front to rear and in excess of 100ft wide. Side access front to rear



OUTSIDE

The front of the property is entered via a block paved driveway with car port and off road parking for three vehicles leading to

**GARAGE**

With electrically operated up and over door, power and light with internal access within the garage to

ADDITIONAL WORKSHOP/STUDIO

Providing a variety of use with rear pedestrian access and window. Adjacent to the garage is a

UTILITY ROOM

With plumbing for washing machine and further appliance space for deep freeze, other utilities etc. There is also an

ADDITIONAL ATTACHED BRICK BUILT OFFICE

Separately accessed through a double glazed door with power and light and dual aspect double glazed windows

**FRONT GARDEN**

There is an open lawned garden area to the front with walled enclosure separating the rear corner plot gardens, with separate block paved pathway leading to the front door

DIRECTIONS

From central Caversham proceed south along Prospect Street, at the roundabout turn right into Church Street. At the traffic lights turn right into Church Road, turn right into St. Anne's Road and continue into Priest Hill and The Mount, then into Albert Road, proceed for approx. 0.5 miles and turn right into Chelford Way and right into Orwell Close

TENURE

Freehold

APPROXIMATE SQUARE FOOTAGE

1,334sq ft. This is an approximate measurement taken from the EPC which measures the heated habitable space

SCHOOL CATCHMENT

Caversham 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 over 2,500 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.

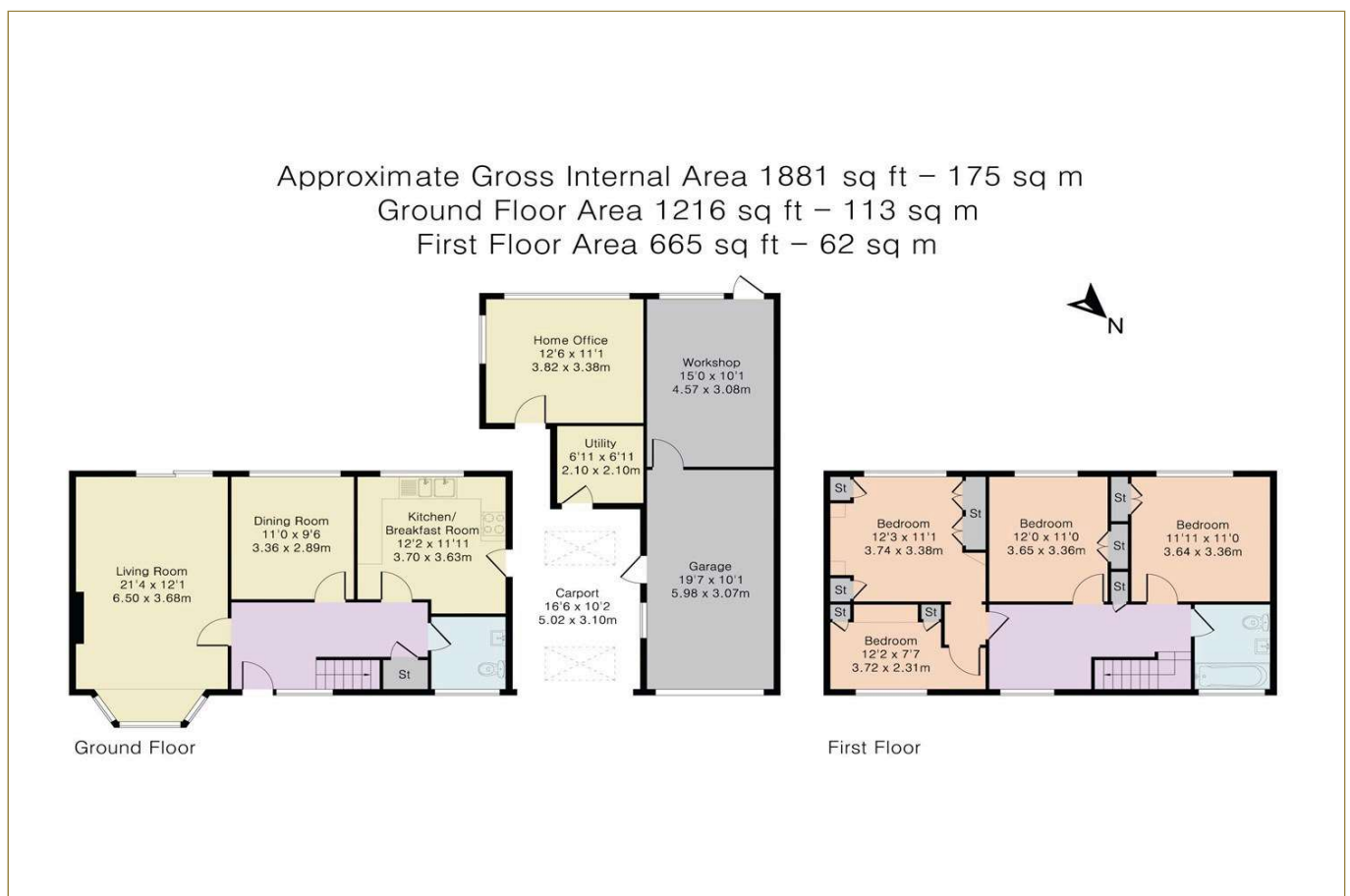
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Energy Rating E

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/1034-4520-2409-0312-2202>

FLOOR PLAN

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



LOCATION

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

