

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**ELTHAM AVENUE, CAVERSHAM PARK
READING, RG4 6RQ**

Offers In Excess Of £500,000

An immaculate three bedroom detached home located in this quiet cul-de-sac setting close to nature walks, countryside and playing fields. The property includes a spacious living/dining room leading on to an open south-west facing rear garden, downstairs cloakroom, refitted kitchen and family bathroom, garage and parking

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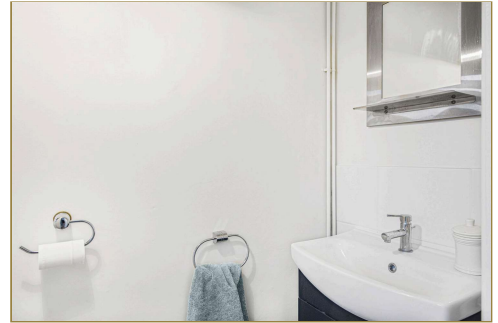
ENTRANCE HALL

Front door with glazed side panel, radiator



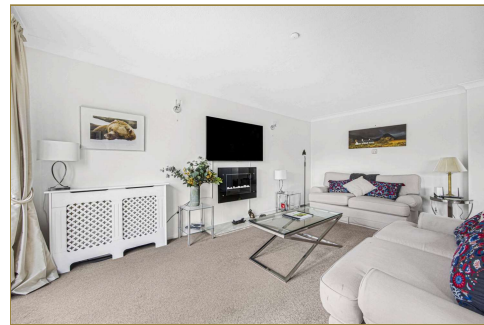
DOWNSTAIRS CLOAKROOM

Refitted two piece suite comprising: W.C, wash hand basin with cupboard below, radiator, front aspect window



LIVING/DINING ROOM

Excellent and comfortable open plan room with large double doors leading to patio and garden, two radiators, staircase to first floor, understairs cupboard

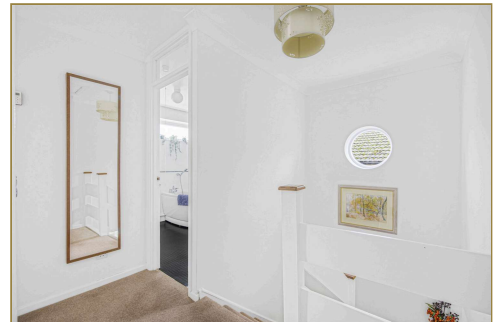


KITCHEN

Recently refitted to comprise: worktops with sink unit, range of cupboards and drawers, fitted electric hob, built in double oven, space for fridge freezer, cupboard housing gas boiler, further appliance space including built in dishwasher, side glazed door to outside, front aspect

**STAIRCASE TO FIRST FLOOR**

Cupboards and hatch to loft space

**BEDROOM ONE**

Rear aspect, radiator, built in double wardrobe

**BEDROOM TWO**

Rear aspect, radiator



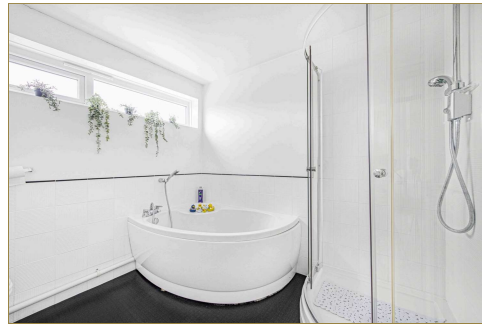
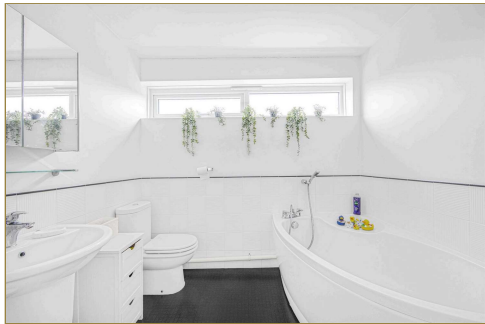
BEDROOM THREE

Front aspect, radiator, built in double wardrobe



BATHROOM

Refitted four piece bathroom suite comprising: panelled bath, shower cubicle, w.c, pedestal wash hand basin, half tiled walls, front aspect



REAR GARDEN

The rear garden is undoubtedly a fine feature of the property offering an open south-west facing aspect and includes a large patio with adjacent lawned area and shrubs to the perimeters



OUTSIDE

To the front is a block paved driveway leading to garage with open plan lawn

TENURE

Freehold

SCHOOL CATCHMENT

Caversham Park Primary School

Highdown School and Sixth Form Centre

COUNCIL TAX

Band D

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

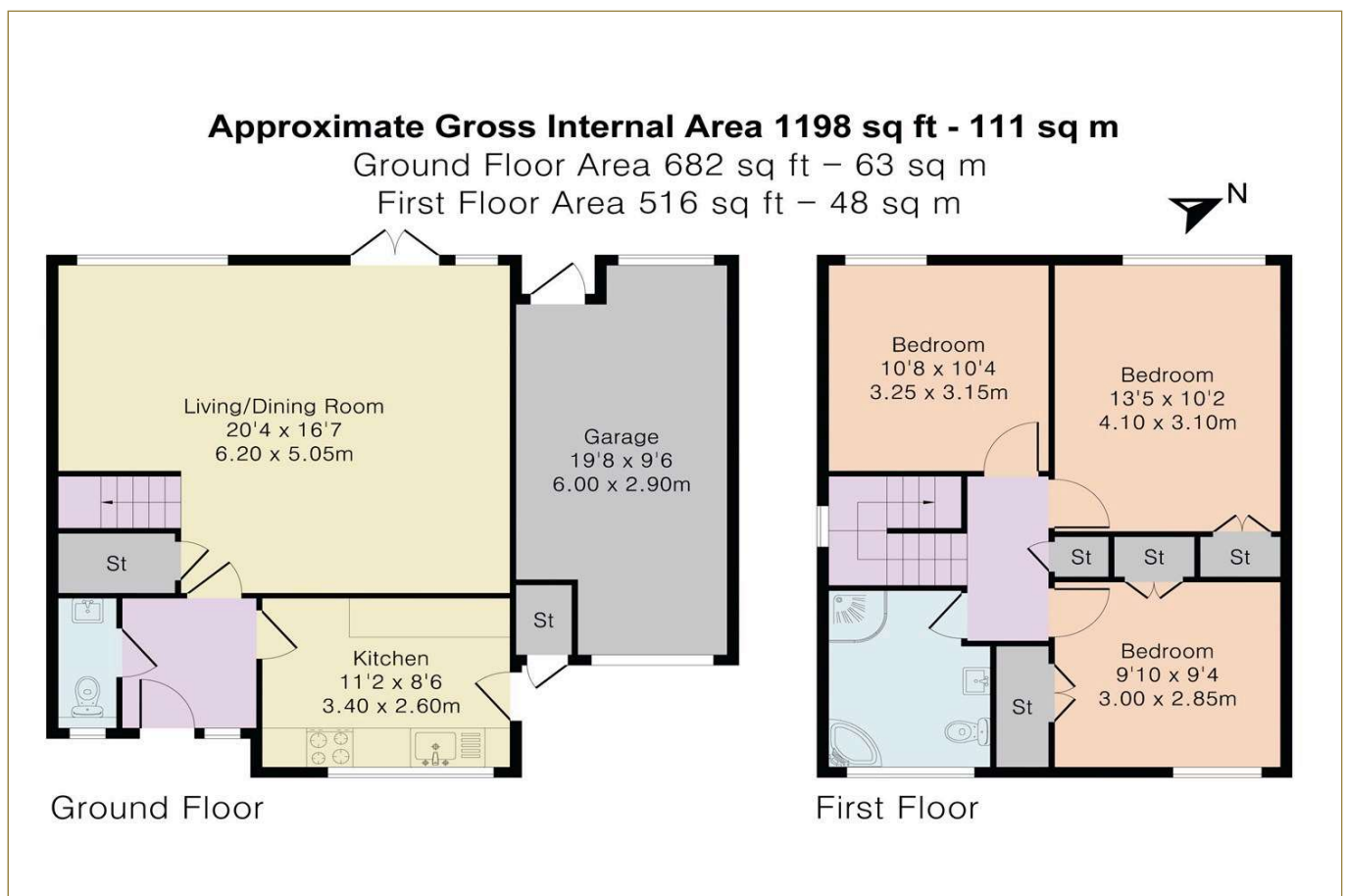
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

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/0025-3942-4200-8034-5204>

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

