

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



HARROGATE ROAD, CAVERSHAM HEIGHTS READING, RG4 7PN

£865,000

A classic Edwardian semi detached residence maintained to an excellent standard to include original fireplaces, exposed floor boards and sash windows. Includes 17ft living room, dining room, breakfast room, kitchen, cloakroom, three double bedrooms and family bathroom. Attractive rear garden and garage

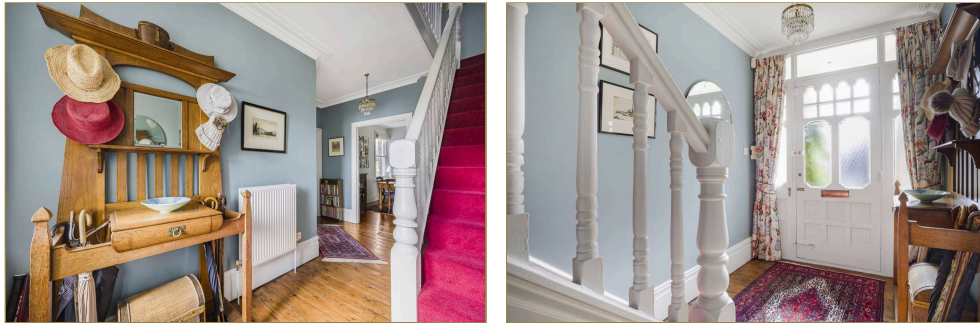
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ENTRANCE

Entrance porch with original front door with side panels

RECEPTION HALL

15ft in length, exposed floorboards, radiator, stairs to first floor and original cornicing



SITTING ROOM

Large front aspect sash bay windows, original fireplace with open fire facility, two radiators, exposed floorboards, picture rails, cornicing



DINING ROOM

Original decorative cast iron fireplace with open fire facility, exposed floorboards, two radiators, picture rails, large feature window and door with overhead stain glass windows leading to garden

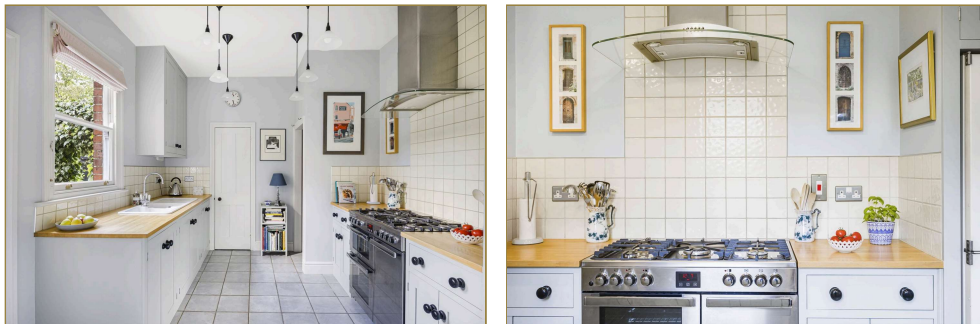


BREAKFAST ROOM

Side aspect sash window, exposed floorboards, fireplace with space for log burner, original full height and half height cupboards and storage, radiator, doorway through to

**KITCHEN**

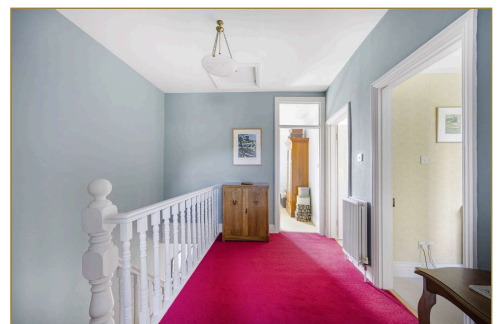
Fitted with woodblock worktops including ceramic double sink unit, range of design made cupboards and drawers, large range style gas/electric cooker, space for fridge/freezer, further space for washing machine and dishwasher behind cupboard doors, tiled floor, side aspect sash window, door to garden, radiator, walk in PANTRY CUPBOARD, access to

**CLOAKROOM**

Two piece suite comprising W.C., corner wash hand basin, tiled floor, radiator, half tiled walls, extractor

STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING

Large landing area with radiator and access to loft

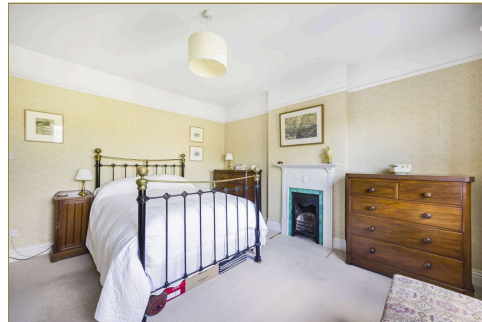
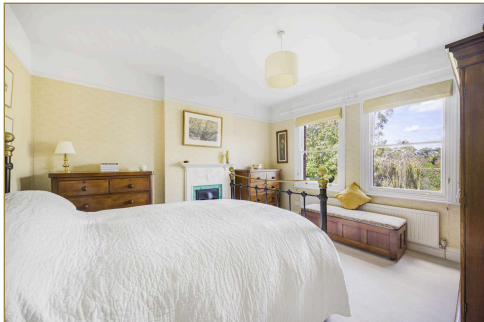


BEDROOM ONE

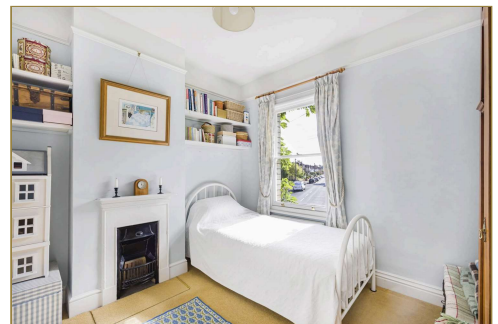
Twin front aspect sash windows, cast iron fireplace, exposed floorboards, picture rails and radiator

**BEDROOM TWO**

Twin rear aspect sash windows, radiator, picture rails, cast iron fireplace with glazed tile inserts

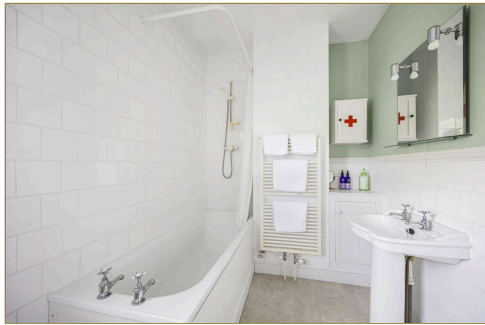
**BEDROOM THREE**

Front aspect sash window, small cast iron fireplace, picture rails and radiator

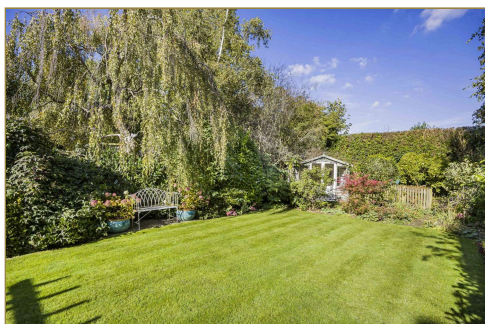
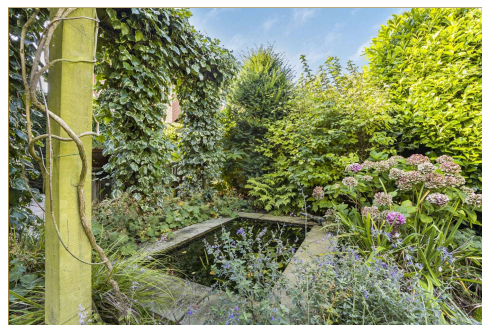
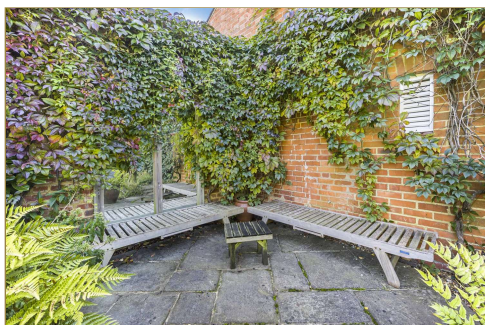


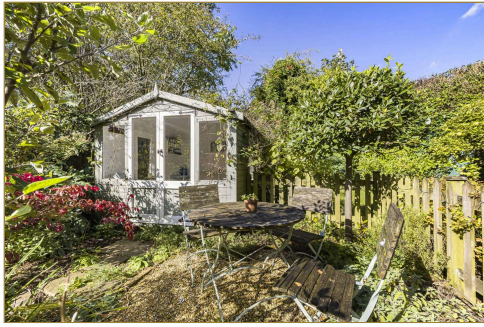
BATHROOM

Three piece suite comprising panelled bath with Mira shower, W.C., wash hand basin, cupboard, tiled walls, towel radiator, rear aspect sash window

**REAR GARDEN**

To the rear of the property is an attractive and well screened garden, mainly lawned and stocked with an array of flowers and shrubs to borders, includes a large patio with pergola and pond, summerhouse, secondary patio and fruit trees. To the rear of the garage is an outside covered store





TENURE

Freehold

SCHOOL CATCHMENT

Caversham Primary School

The Heights 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 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/4734-8620-6409-0044-2202>

FLOOR PLAN

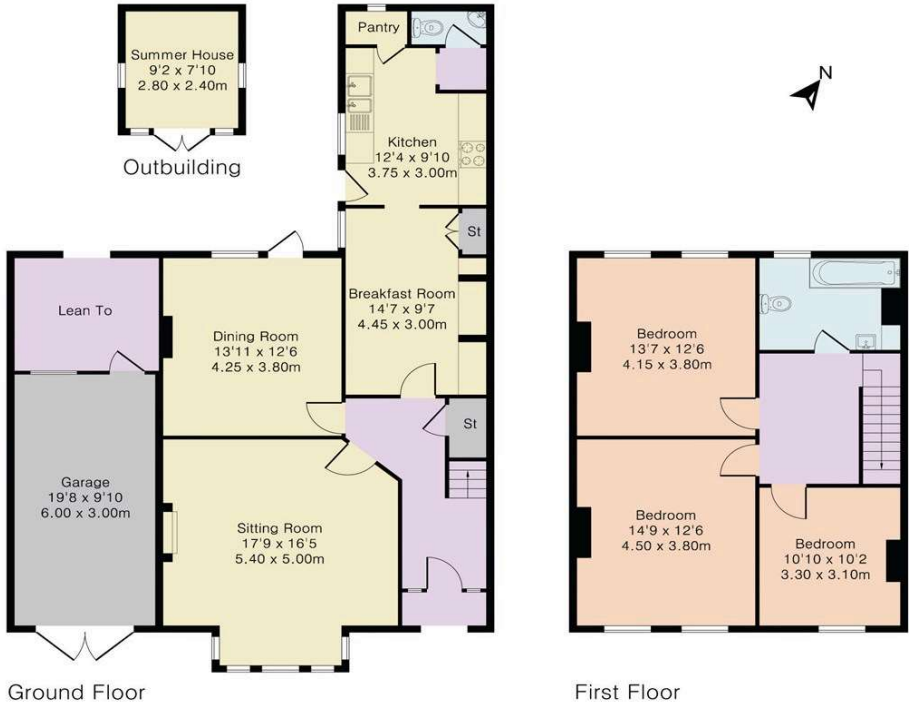
These floor plans are for guidance purposes only and are not to scale

Approximate Gross Internal Area 1793 sq ft - 167 sq m

Ground Floor Area 1071 sq ft – 100 sq m

First Floor Area 650 sq ft – 60 sq m

Outbuilding Area 72 sq ft – 7 sq m



LOCATION

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

