

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



**CONISBORO AVENUE, CAVERSHAM  
READING, RG4 7JB**

**£895,000**

A magnificent three/four bedroom extended detached bungalow occupying extensive level and secluded south west facing gardens, set in a highly sought after Caversham Heights position, with existing accommodation in the region of 1,600 sq ft including 28ft living room and 17ft kitchen/breakfast room. The property provides options to further extend with excellent garage and parking facilities and within 2 miles of Reading station

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**SITUATION**

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 with quarry tiled step and front door with leadlight double glazed inserts to

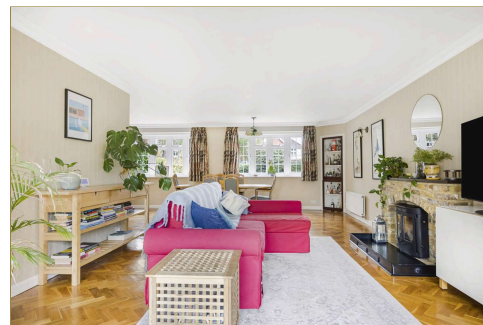
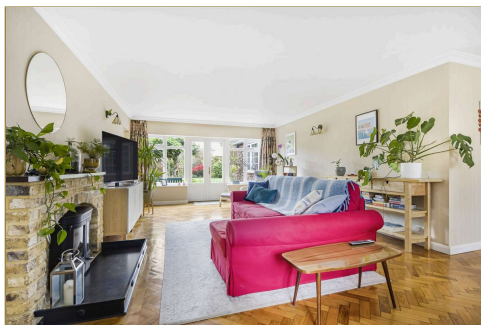
**RECEPTION HALL**

With parquet flooring, radiator, built in cloaks cupboard and door to

**L SHAPED LIVING/DINING ROOM**

Magnificent dual aspect room with polished parquet flooring naturally segregated for living and dining areas

LIVING AREA with rear aspect double glazed windows and integrated matching double glazed French doors to garden, centralised brick fireplace with hearth surround and mantel over with fitted wood burning stove, radiator and door to



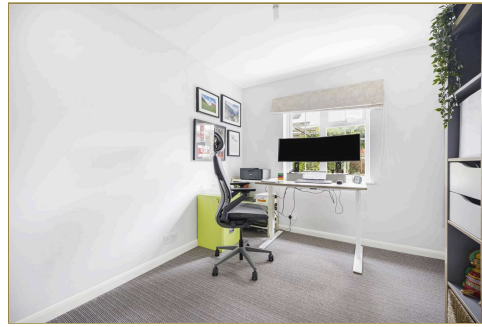
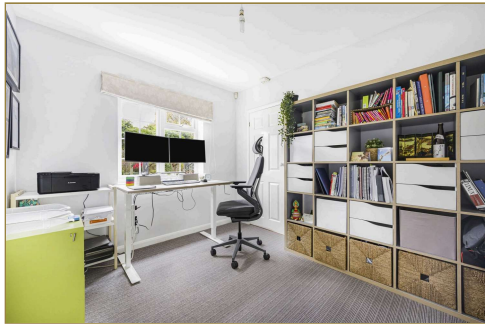


DINING AREA with twin front aspect bow windows with two radiators, various wall light points



**STUDY/BEDROOM FOUR**

With rear aspect double glazed window, radiator and internal access to garage

**KITCHEN/BREAKFAST ROOM**

Well fitted with dual aspect double glazed windows and comprising Belfast sink unit with integrated granite drainer and work surfaces, large range of both floor standing and wall mounted eye level units with granite surrounds, inset four ring electric hob with extractor hood above and split level double oven and microwave, further integrated dishwasher, fridge and freezer with room for breakfast table and chairs, radiator, tiled floor and door to

**REAR LOBBY/UTILITY ROOM**

With plumbing for washing machine and space for stacked tumble dryer and further fitted unit, skylight window and door to garden



### **CLOAKROOM**

Comprising W.C, and wash hand basin

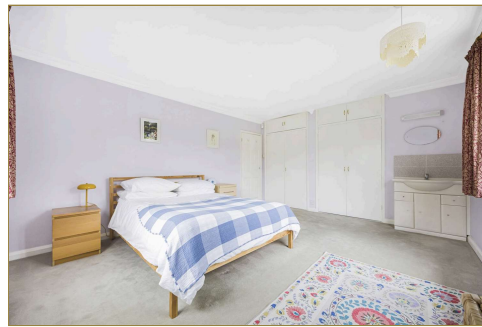


### **INNER HALLWAY**

With access to loft space above, double built in airing cupboard housing hot water tank, parquet flooring

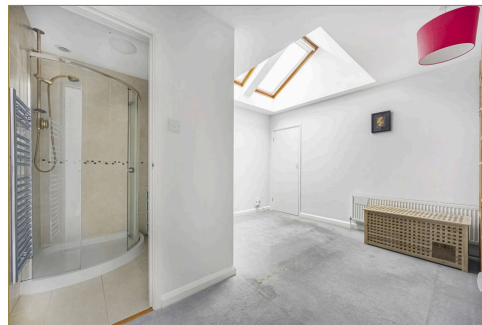
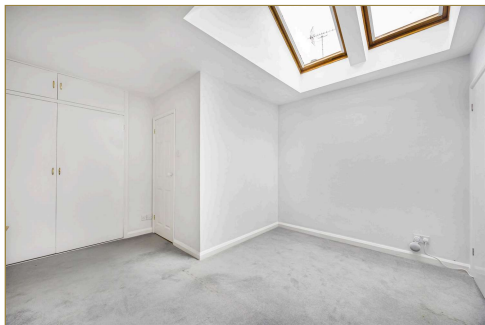
### **BEDROOM ONE**

Dual aspect double glazed windows, radiator, twin built in wardrobes with cupboard space above, wash hand basin with cupboard below



### **BEDROOM TWO/GUEST SUITE**

With twin overhead double glazed Velux windows, radiator, built in cupboard, further built in double wardrobe with cupboard space above, door to



### **EN SUITE SHOWER ROOM**

Comprising corner shower cubicle, wash hand basin, heated towel rail, fully tiled



**BEDROOM THREE**

With dual aspect double glazed windows, radiator

**BATHROOM**

Comprising twin gripped bath with independent shower unit and glass deflector, inset wash hand basin with cupboard space, W.C., contrasting fully tiled walls and floor, heated towel rail and side obscure double glazed window

**REAR GARDEN**

At the rear of the property are extensive wide level and secluded south west facing gardens with large paved patio area adjacent to living room with side access front to rear via wooden gate and outside water tap, pergola with mature wisteria, various flower and shrub areas with central lawn and paved pathway stretching the length. Corner area with kitchen herb garden, greenhouse and timber shed and alternative side access front to rear via wooden gate. The gardens extend approx. 80ft with a similar approx. 80ft width with surrounding shrubbed hedge and maturing tree borders together with timber fenced enclosures



**OUTSIDE**

The front of the property is entered via double timber gates onto sweeping block paved driveway providing parking for a number of vehicles leading to

**PART INTEGRAL GARAGE**

One and half length with electrically operated, power and light, side aspect window and storage area to the rear

**FRONT GARDEN**

There is also a lawn garden area to the front with flower and shrub borders with a mixture of brick retained wall and timber fenced enclosures

**DIRECTIONS**

Leave Caversham centre via Church Road, continue up St. Peter's Hill into Woodcote Road, turn right into Richmond Road and at the crossroads turn left into Conisboro Avenue

**TENURE**

Freehold

**SCHOOL CATCHMENT**

Emmer Green Primary School

The Hill 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 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 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/5039-1029-0000-0602-3292>

**FLOOR PLAN**

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

