

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**BALMORE DRIVE, CAVERSHAM
READING, RG4 8NN**

£785,000

A fine 1930's Haddock built four bedroom semi detached family home with a two storey extension offer excellent living accommodation including two reception rooms, kitchen, breakfast room, utility room, conservatory & cloakroom. Occupying a secluded garden in the region of 100ft. Ideally positioned within this highly sought after private road within half a mile of Caversham centre and just over a mile to Reading station. No onward chain

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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

Canopied entrance porch with quarry tiled step and front door with stained glass leadlight insert to

**SPACIOUS RECEPTION HALL**

With radiator, picture rails, front aspect stained glass leadlight window, staircase to first floor with understairs storage cupboard with side aspect obscure glazed window

**LIVING ROOM**

With front aspect feature bay window, radiator, central fireplace with hearth surround and mantel over with real fire facility and recess display plinths and shelving, picture rails



DINING ROOM

With rear aspect windows with centralised French doors to conservatory, encased radiator, recessed shelving, picture rails



FITTED KITCHEN

Comprising single drainer stainless steel sink unit with mixer tap and cupboards under, further range of both floor standing and wall mounted eye level units with laminated work surfaces, contrasting tiled surrounds and electric cooker point, appliance space, side aspect double glazed window and matching double glazed kitchen side door. Archway through to



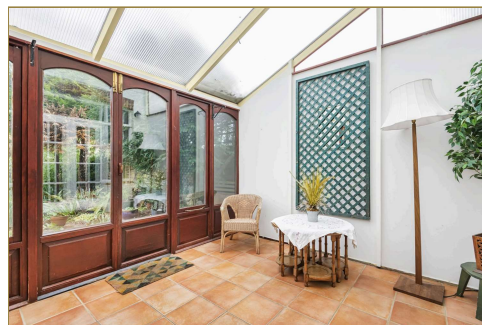
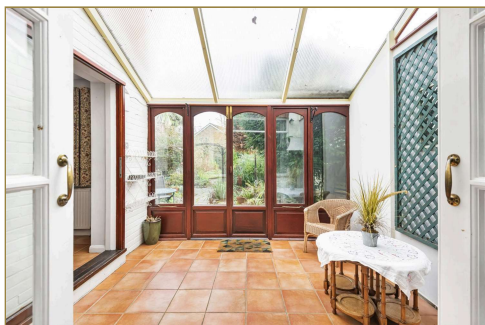
EXTENDED BREAKFAST ROOM

With rear aspect window, radiator and fitted dresser unit, terracotta tiled floor and alternative access to



CONSERVATORY

Very useful addition with double glazed French doors to garden, terracotta tiled floor, light and power



**EXTENDED UTILITY ROOM**

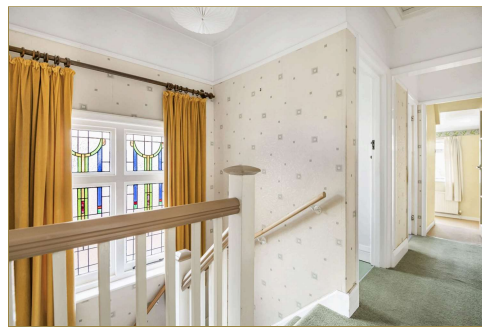
With vaulted ceiling, plumbing for washing machine and further appliance space, base level cupboards and wall mounted gas boiler, radiator, door to

**SHOWER ROOM**

Comprising large one and a half width fully tiled shower, wash hand basin, W.C., with heated towel rail and front aspect obscure double glazed window

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

With magnificent side aspect stained glass leadlight window, access to loft space above



BEDROOM ONE

With front aspect feature double glazed bay window with recess fitted wardrobes, picture rails

**BEDROOM TWO**

With rear aspect window, radiator, twin fitted double wardrobes with cupboard space above and inset wash hand basin with cupboard space below

**BEDROOM THREE**

With dual aspect windows, radiator, airing cupboard housing hot water tank and separate fitted cupboard

**BEDROOM FOUR**

With front aspect double glazed window, radiator



BATHROOM

Comprising twin gripped bath with mixer tap and shower attachment, glass deflector, wash hand basin, W.C., fully tiled walls, radiator, side aspect obscure glazed window

**W.C.**

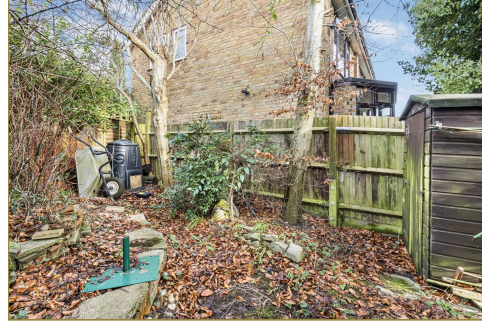
There is also a separate W.C. with side aspect obscure glazed window

**REAR GARDEN**

At the rear of the property is a delightful, established and secluded garden with paved patio area adjacent with ornamental fish pond and pathway leading to main garden with interspersed lawned areas with an array of surrounding shrubs, plants and evergreens with maturing trees providing year round seclusion



To the rear is a segregated compost area, there is also a brick built garage workshop unit providing a variety of use with pitched roof, light and power with tool shed beyond



In all the gardens extend in the region of 100ft with an easterly aspect and excellent seclusion



OUTSIDE

The front of the property is entered via a paved driveway providing off road parking with low maintenance front garden area with various flowers and specimen shrubs with a mixture of brick retained wall and trellis timber fencing



The paved driveway extends to the side of the property with a gated courtyard area adjacent to the kitchen door

**TENURE**

Freehold

NOTE

Residents of Balmore Drive have use of the Residents Tennis Court and picnic area

**PRIVATE ROAD CONTRIBUTION FUND**

£255 per annum

SCHOOL CATCHMENT

The Hill 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

APPROXIMATE SQUARE FOOTAGE

13354sq ft. This is an approximate measurement taken from the EPC which measures the heated habitable space

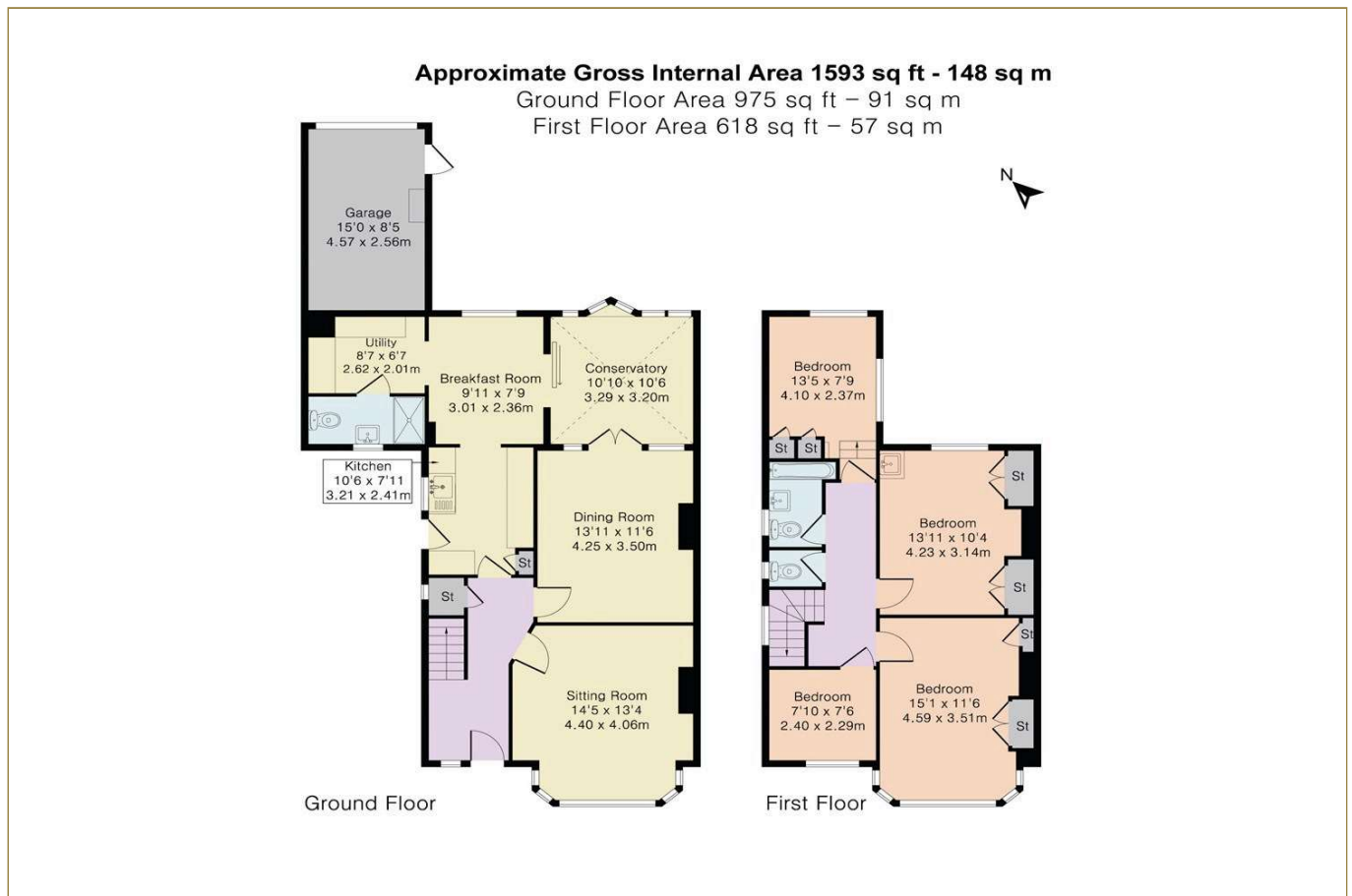
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

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/2835-6629-7400-0387-5292>

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

