

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



**NEWLANDS AVENUE, CAVERSHAM  
READING, RG4 8NS**

**£775,000**

This four bedroom semi-detached family home with extended kitchen, beautiful garden and garage, with scope to modify and extend in the future on Newlands Avenue, all within an 11 minute walk of the centre of Caversham - Don't Miss Out on this 1930s Gem!

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB  
T 0118 946 1800 W [www.farmeranddyer.com](http://www.farmeranddyer.com)  
E [info@farmeranddyer.com](mailto:info@farmeranddyer.com)

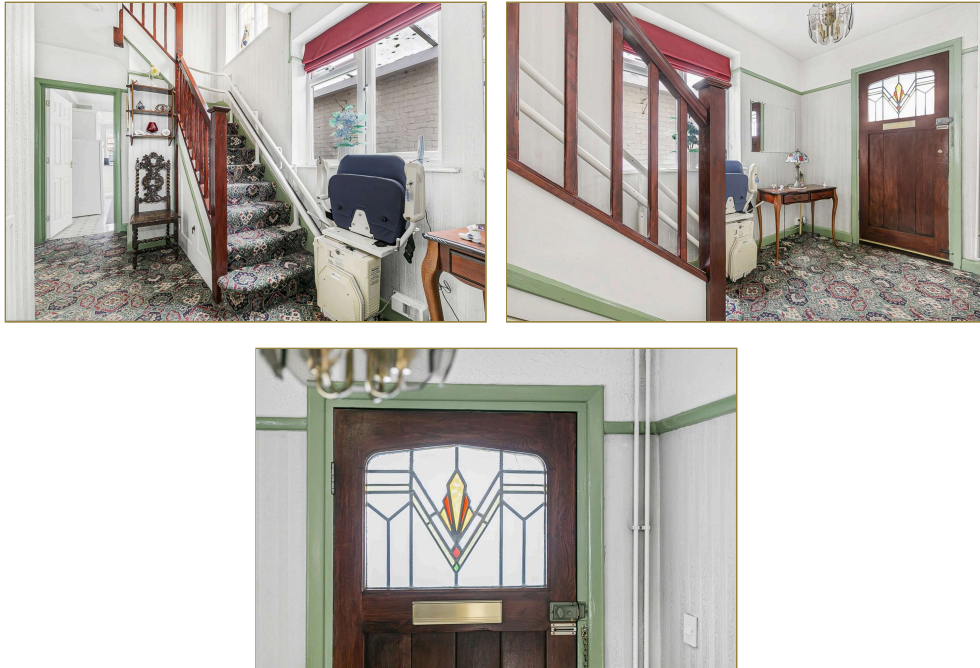


**SITUATION**

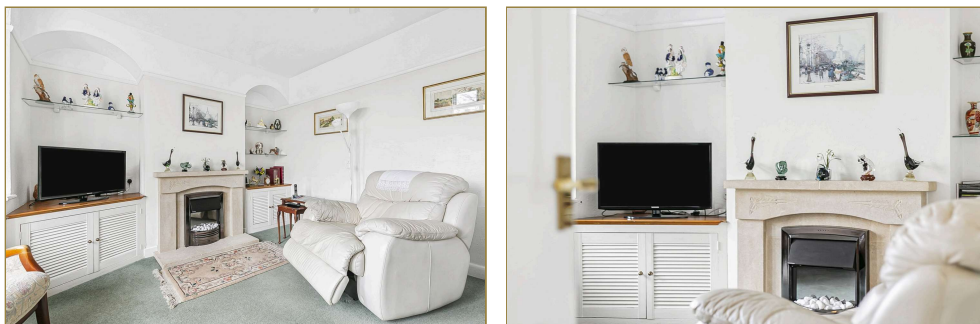
Caversham is situated just north of the River Thames, offering a wide range of shops, bars and restaurants, together with excellent schooling. Reading Station servicing London (Paddington 25 minutes) is within half a mile of Caversham Bridge and has been further complemented with the arrival of Crossrail. 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

**RECEPTION HALL**

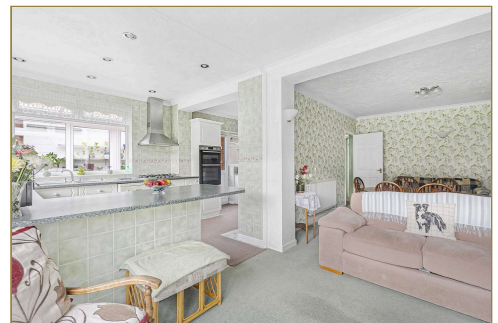
Spacious entrance hall, with beautiful stain glassed window front door

**LIVING ROOM**

14ft by 13ft bay fronted living room, with electric fireplace and chimney breast

**KITCHEN/BREAKFAST/FAMILY ROOM**

Extended kitchen family dining area with large patio doors out to the garden



**FITTED KITCHEN** comprising built in gas hob and double oven



**DINING AREA** 13ft by 11 ft spacious dining area, open to the kitchen family room



**FAMILY AREA**



**CLOAKROOM**

Downstairs w/c accessed from the lean to, and garden room

**BEDROOM ONE**

14ft by 12ft master bedroom, with bay front with built in wardrobes



### **BEDROOM TWO**

13ft by 12ft second bedroom, overlooking the garden, with built in wardrobes



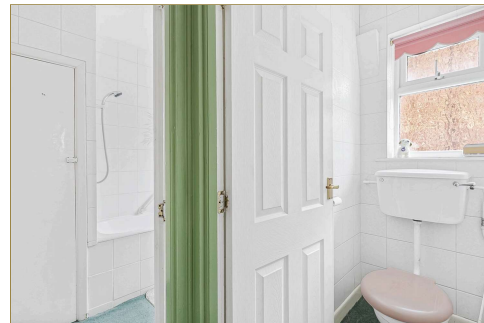
### **BEDROOM THREE**

Single bedroom to the front of the property, ideal for an office or nursery

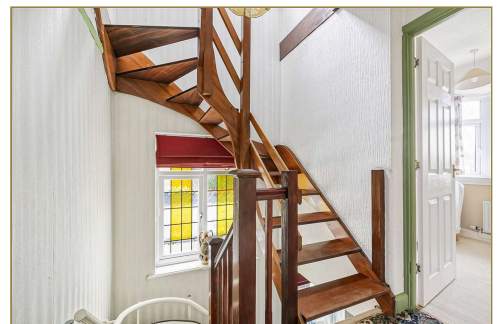


### **BATHROOM**

Family bathroom with separate w/c



### **STAIRCASE FROM FIRST FLOOR TO SECOND FLOOR**





### **BEDROOM FOUR**

15ft by 11ft bedroom located on the top floor with built in storage



### **REAR GARDEN**

Immaculately looked after south west facing rear garden



### **OUTSIDE**

To the front of the home there is ample parking.



### **AERIAL VIEW**



### **DIRECTIONS**

From central Caversham proceed north up Prospect Street, at traffic lights fork left into Peppard Road and take the first left into Newlands Avenue where the property can be found on the left hand side

### **TENURE**

Freehold

**APPROXIMATE SQUARE FOOTAGE**

1991sq ft. This is an approximate measurement taken from the EPC which measures the heated habitable space

**SCHOOL CATCHMENT**

The Hill 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/2631-3046-0209-4145-1204>

**FLOOR PLAN**

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

**Approximate Gross Internal Area 1991 sq ft - 185 sq m**

Ground Floor Area 1236 sq ft – 115 sq m

First Floor Area 543 sq ft – 50 sq m

Second Floor Area 212 sq ft – 20 sq m

