

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



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

£725,000

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!

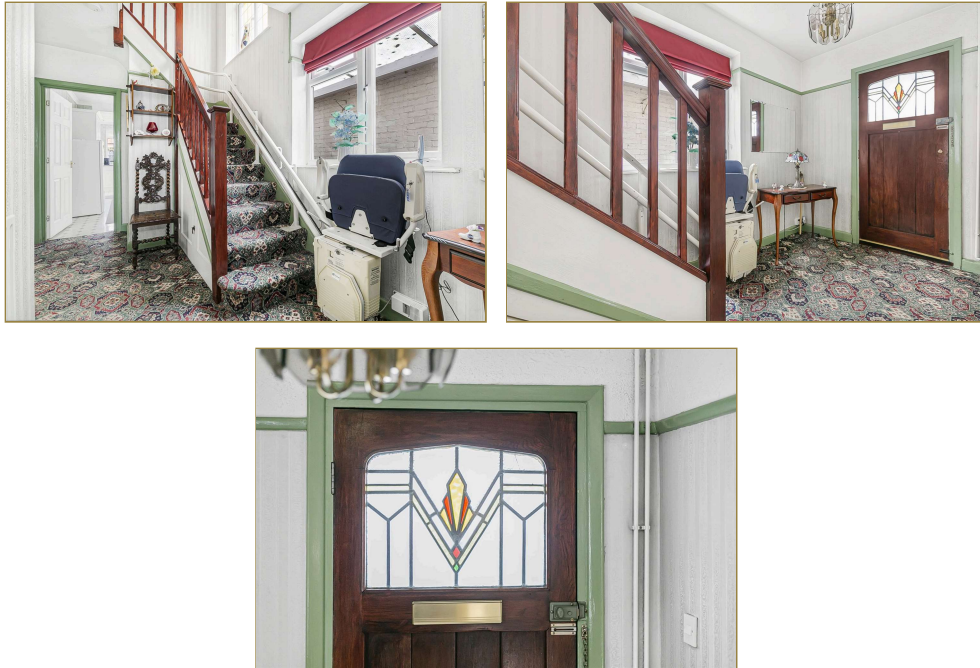
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SITUATION

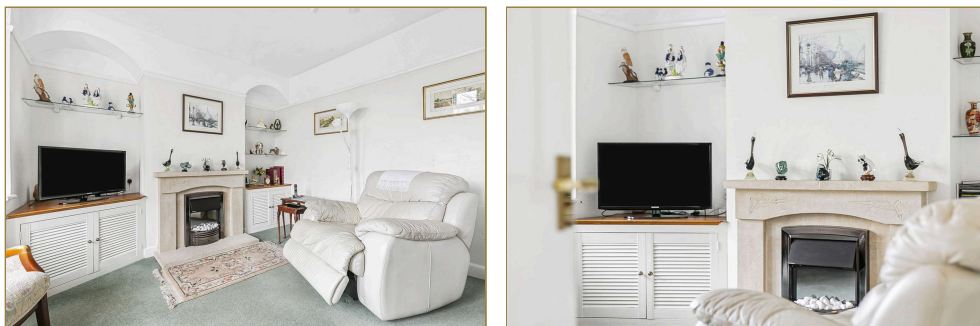
Caversham is situated just north of the River Thames, offering a wide range of shops, bars and restaurants, together with excellent schooling. Reading Station servicing London (Paddington 25 minutes) is within half a mile of Caversham Bridge and has been further complemented with the arrival of Crossrail.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

RECEPTION HALL

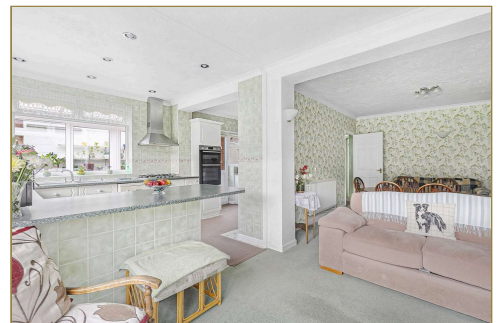
Spacious entrance hall, with beautiful stain glassed window front door

**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



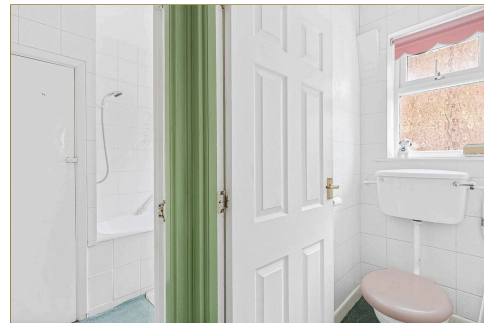
BEDROOM THREE

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

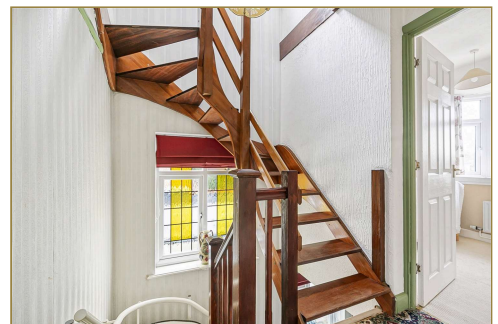


BATHROOM

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

