

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



GAYHURST CLOSE, CAVERSHAM PARK READING, RG4 6QW

£485,000

An attractive three bedroom semi detached including a garage conversion redesigned to include a super refitted kitchen, lounge/dining room, large utility/cloakroom and family bathroom. South-west facing garden with 35ft side plot. Only a 3 minute walk to Clayfield Copse playing fields, tennis club and woodland

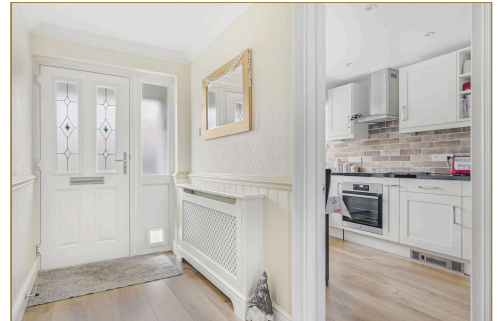
No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
T 0118 946 1800 W www.farmeranddyer.com
E info@farmeranddyer.com

SITUATION

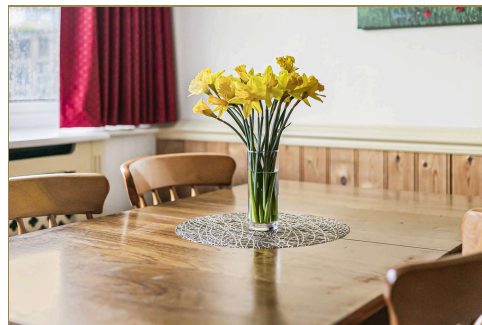
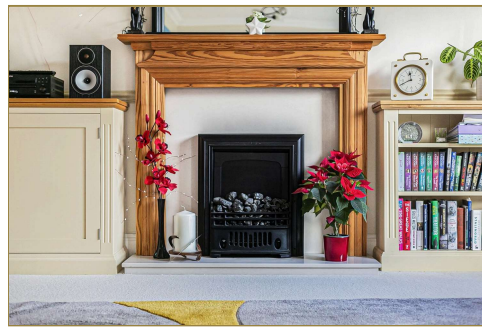
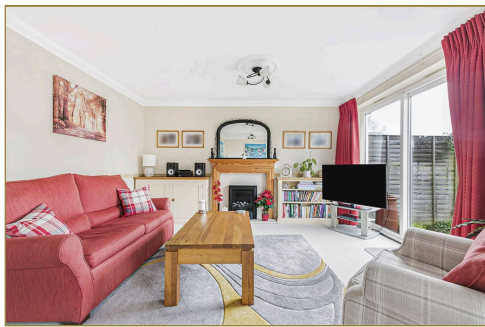
Ideally located close to Clayfield Copse Nature Reserve which includes open meadows and native woodland ideal for country walks and bike rides. Beyond are the local playing fields, tennis courts and Blackhouse Woods that lead into the south Oxfordshire countryside. There are a choice of golf courses and the additional Mapledurham health & fitness club. Half a mile away is the Emmer Green shopping precinct including local stores, restaurants, two pubs and a post office. Caversham centre is less than 2 miles away

ENTRANCE HALL

Laminate flooring, radiator, stairs to first floor

**LIVING/DINING ROOM**

Attractive room with south-west facing rear aspect window and sliding patio doors to rear garden, feature fireplace, two radiators

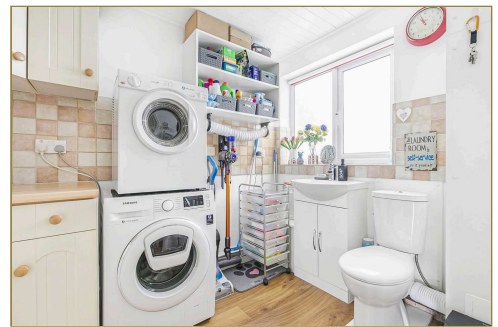


KITCHEN/BREAKFAST ROOM

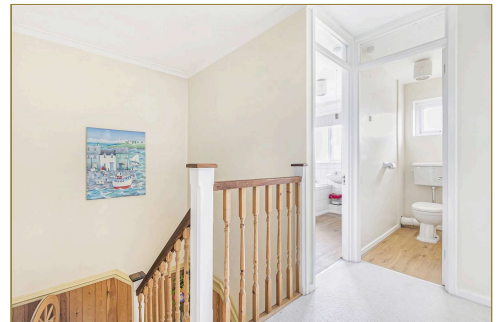
Formerly the garage and recently converted into this super and well fitted kitchen comprising: worktops with a range of cupboards and drawers, one and a half sink unit, fitted family size dishwasher, fitted hob with oven below and extractor hood over, laminate flooring, floor heater, space for kitchen table, front aspect

**UTILITY/CLOAKROOM**

Fitted with worktops, range of cupboards and appliance space, fitted w.c and wash hand basin with cupboard below, front aspect

**STAIRCASE TO FIRST FLOOR LANDING**

Cupboards, access to loft

**BEDROOM ONE**

Rear aspect, built in double wardrobe, radiator



BEDROOM TWO

Rear aspect, radiator



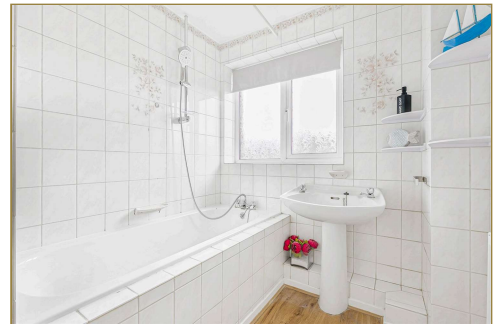
BEDROOM THREE

Front aspect, built in double wardrobe, built in airing cupboard, radiator



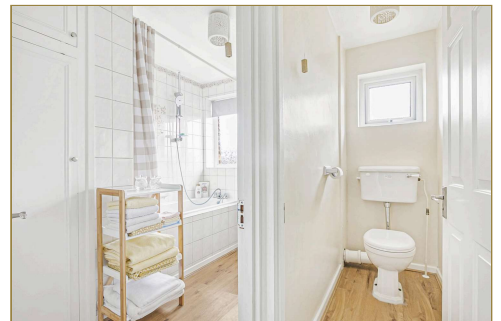
BATHROOM

Two piece suite comprising panelled bath and pedestal wash hand, storage cupboard, tiled surrounds, front aspect



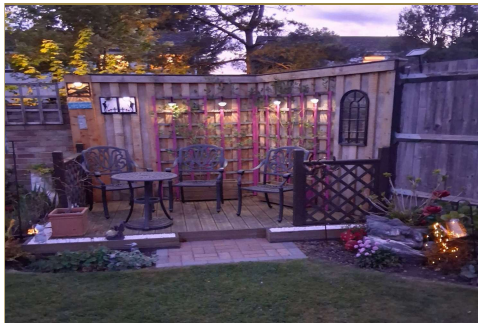
SEPARATE W.C

Comprising w.c, front aspect



REAR GARDEN

To the rear of the property is a much larger than average garden with a south-west facing aspect. Within the lawned garden is a large entertaining patio, a private decking area, a useful garden shed and a rear access gate



NOTE

Please note to the side of the property is a large oak tree that has been designated with a tree preservation order



FRONT GARDEN

To the front of the property is a paved driveway providing off road parking for two vehicles. There is a large open plan lawned garden with the side width measuring approx. 35ft with side gate



DIRECTIONS

Leave Caversham centre via Peppard Road, continue into Emmer Green passing the shops on the right hand side, turn right into Kiln Road and immediately right into Caversham Park Road, turn right into Northbrook Road, right into Holyrood Close and right into Gayhurst Close

TENURE

Freehold

SCHOOL CATCHMENT

Caversham Park Primary School
Highdown School and Sixth Form Centre

COUNCIL TAX

Band C

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 C

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/2345-3046-6209-9165-0204>

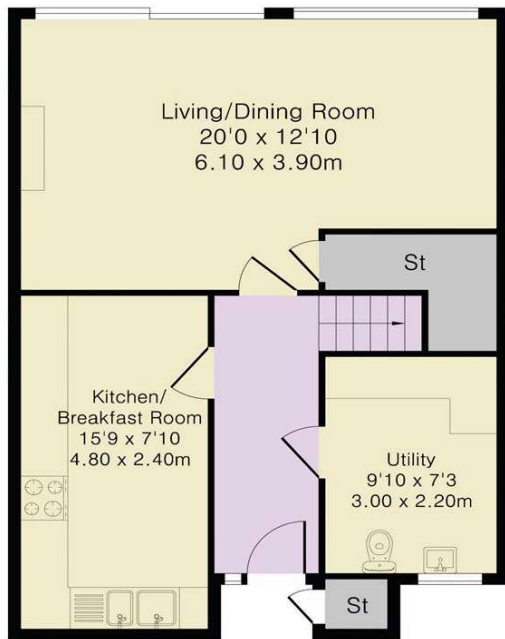
FLOOR PLAN

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

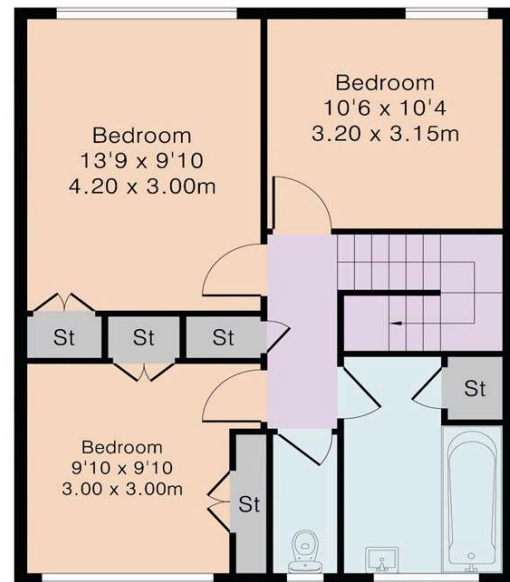
Approximate Gross Internal Area 1076 sq ft - 100 sq m

Ground Floor Area 552 sq ft – 51 sq m

First Floor Area 524 sq ft – 49 sq m



Ground Floor



First Floor

LOCATION

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

