

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**MAYTREE WALK, CAVERSHAM
READING, RG4 6LZ**

£635,000

Superbly presented linked detached three bedroom home built by Charles Church around 15 years ago benefitting from an additional garden/dining room and positioned in a peaceful cul-de-sac with a south facing secluded garden less than two miles from Caversham centre and Reading station

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ENTRANCE

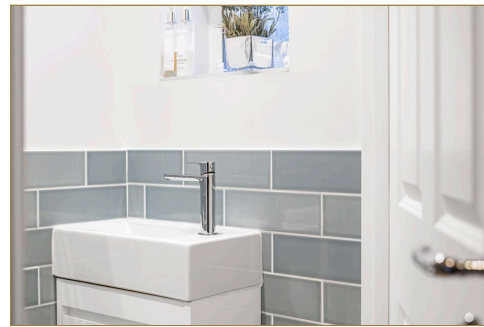
Gabled entrance porch with paved step and front door to

RECEPTION HALL

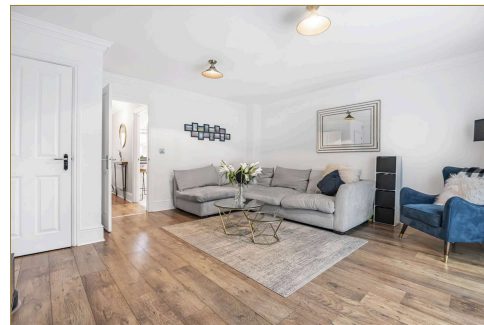
With radiator and staircase to first floor

**CLOAKROOM**

With W.C., wash hand basin with cupboard space below, front aspect obscure double glazed window, tiled surrounds

**MAIN LIVING ROOM**

Spacious room with rear double glazed sliding patio doors, large understairs storage cupboard, radiator, oak style flooring, leading to



ADDITIONAL DINING/GARDEN ROOM

This is an excellent rear addition; brick base construction with double glazed windows and glass roof with blinds, tiled floor with underfloor heating, two wall light points and rear sliding patio doors to garden, rear access to garage



FITTED KITCHEN/BREAKFAST ROOM

Well fitted comprising single drainer one and a half bowl non scratch sink unit with mixer tap and cupboards under, further range of both floor standing and wall mounted eye level units with laminated work surfaces and surrounds, inset four ring gas hob with extractor hood above and integrated oven below, further integrated fridge/freezer, dishwasher and microwave, breakfast bar, radiator, concealed lighting, neatly fitted gas boiler



STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING

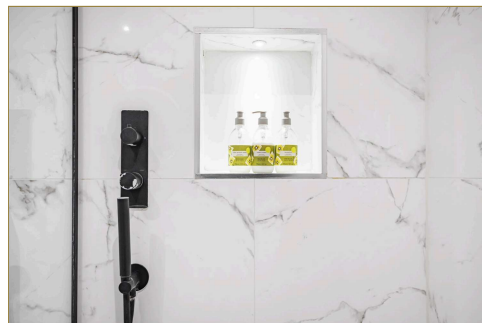
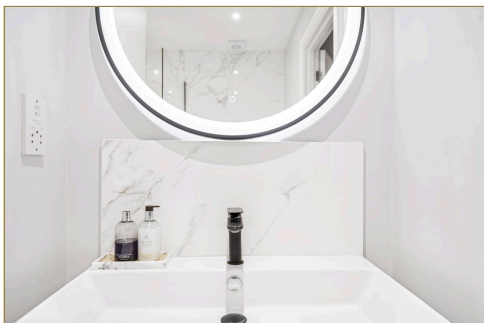
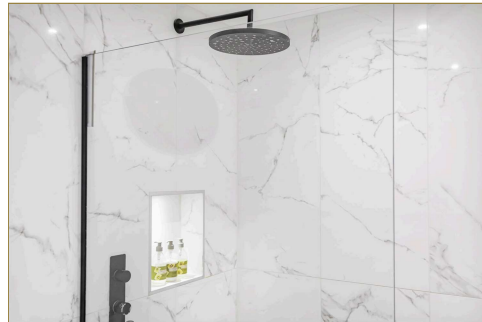
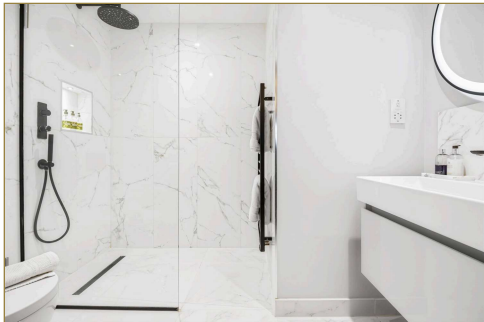
With access to loft space above, built in airing cupboard housing pressurised hot water facility and slatted shelving

BEDROOM ONE

With front aspect double glazed window, radiator, range of twin built in double wardrobes, door to

**EN SUITE SHOWER ROOM**

Comprising fully tiled walk in double shower with heated towel rail, floating wash hand basin with drawer space below, W.C., matching tiled floor and walls, extractor



BEDROOM TWO

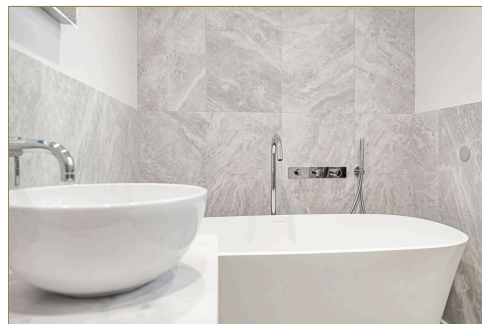
With rear aspect double glazed window, radiator

**BEDROOM THREE**

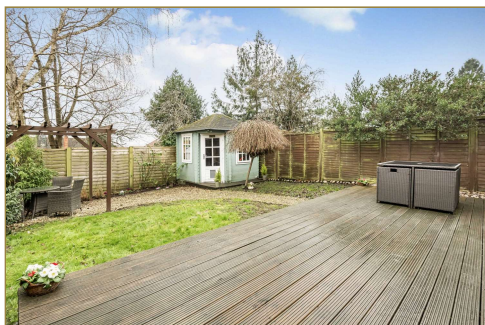
With rear aspect double glazed window, radiator

**FAMILY BATHROOM**

Comprising stand alone bath, circular wash hand basin with drawer space below, W.C., contrasting tiled walls and floor, heated towel rail, front aspect obscure double glazed window

**REAR GARDEN**

At the rear of the property are pleasant south facing gardens retaining excellent seclusion and privacy with a large full width decking area adjacent leading to lawned and pea shingled garden area with rear pagoda and timber summerhouse with panelled fenced enclosures, the gardens extend approximately 40ft



**OUTSIDE**

The front of the property is entered via blocked paved driveway leading to

**GARAGE**

With up and over door, power and light, currently used as a gym with utility space

**PARKING**

Plus off road parking in front

FRONT GARDEN

Open lawned garden area and paved pathway to front door

DIRECTIONS

From central Caversham proceed north up Prospect Street, at traffic lights fork right into Henley Road, after 1.5 miles turn left into Micklands Road, right into Hawthorne Road, bear right at the junction and follow the road round where Maytree Walk can be found on the right hand side

TENURE

Freehold

SCHOOL CATCHMENT

Micklands Primary School

Highdown School and Sixth Form Centre

COUNCIL TAX

Band D

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

To view the full EPC for this property, you can access the national database with the following web address:

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

Approximate Gross Internal Area 1426 sq ft - 132 sq m

Ground Floor Area 808 sq ft – 75 sq m

First Floor Area 618 sq ft – 57 sq m

