

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**57 HEMDEAN ROAD, CAVERSHAM
READING, RG4 7SS**

£395,000

A fine Victorian bay fronted terrace maintaining many period features and occupying a delightful garden in the region of 50ft. Conveniently situated in the favoured Hemdean Road in the centre of Caversham, close to shops and schools

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ARCHED ENTRANCE PORCH

Quarry tiled step, front door with stained glass leaded light window through to

ENTRANCE HALL

Radiator, ornate arch, staircase to first floor, door to

LIVING/DINING ROOM

25'2 (7.67m) x 10' (3.05m)

Dual aspect with front feature sash bay window, the room is naturally segregated for both living and dining areas, Adam-style fireplace with hearth, surround and mantel over, coal effect real flame gas fire, recess shelving, original coved ceiling, 2 radiators, understairs storage cupboard housing meters

**KITCHEN**

10'5 (3.18m) x 7'6 (2.29m)

Well fitted comprising single drainer stainless steel sink unit with mixer tap and cupboard under, further range of both floorstanding and wall mounted eye level units, beechwood worktops and tiled surrounds, inset 4-ring electric hob with extractor hood above and oven below, plumbing for washing machine, space for fridge/freezer, radiator, side aspect window, kitchen side door

STAIRCASE FROM ENTRANCE HALL TO FIRST FLOOR LANDING

Access to loft space above, built-in cupboard

BEDROOM ONE

13'2 (4.01m) x 11' (3.35m)

Twin front aspect sash windows, radiator, ornate cast iron fireplace with surround and mantel over

**BEDROOM TWO**

12'1 (3.68m) x 8'1 (2.46m)

Rear aspect sash window, radiator, ornate cast iron fireplace with surround and mantel over



BATHROOM

10'4 (3.15m) x 7'6 (2.29m)

Spacious room with modern shower/bath, independent shower over and shower screen, pedestal wash hand basin, w.c., heated towel rail, contrasting fully tiled walls and floor, radiator, rear aspect obscure glazed sash window, boiler cupboard housing gas boiler

**REAR GARDEN**

At the rear of the property is a delightful, generous, secluded garden predominantly laid to lawn with paved pathway stretching the length of the garden, rear patio area, rear pedestrian gateway access leading to Chester Street. The garden is level and have an abundance of flower and shrub borders, mature hedging, brick retained wall and timber fencing. There is a useful brick built garden store, outside tap. Additional brick built garden store attached to the rear of the property. In all the garden enjoys an easterly aspect and extend approximately 50ft.

**FRONT GARDEN**

At the front of the property is a small enclosed garden area

APPROXIMATE MONTHLY RENTAL VALUE

£1150

SCHOOL CATCHMENT

Thameside Primary School
Highdown Secondary School

COUNCIL TAX

Band C

APPROXIMATE SQUARE FOOTAGE

775sq ft. This is an approximate measurement taken from the EPC which measures the heated habitable space

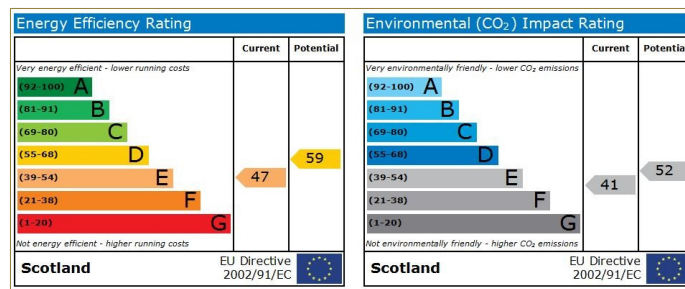
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ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT



FLOORPLAN

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

