

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**MATLOCK ROAD, CAVERSHAM HEIGHTS
READING, RG4 7BS**

£800,000

A fine Edwardian semi detached offering particularly spacious five bedroom accommodation arranged over three floors while retaining some period features and occupying a level secluded garden with delightful workshop/studio unit set in a highly sought after location approximately one mile north of Caversham centre and two miles from Reading station. No chain

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
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ENTRANCE

Double glazed front door to

ENCLOSED ENTRANCE PORCH

With quarry tiled floor, original stripped front door with stained glass leadlight insert to

RECEPTION HALL

Elegant hallway with staircase to first floor, understairs recess area with cupboard space and understairs storage cupboard, dado rails, radiator

**LIVING ROOM**

With front aspect feature walk in double glazed square bay window, two radiators, central fireplace with tiled hearth, carved surround and mantel over with coal effect real flame gas fire, recess shelving, original picture rails and coved ceiling

**DINING ROOM**

With rear aspect double glazed windows and integrated double glazed matching door to garden, radiator, central fireplace with tiled hearth, surround and mantel over and coal effect real flame gas fire, original picture rails and coved ceiling



FITTED KITCHEN

Comprising single drainer one and a half bowl stainless steel sink unit with mixer tap and cupboards under, further range of both floor standing and wall mounted eye level units with laminated roll edged work surfaces and contrasting tiled surrounds. Inset four ring gas hob with extractor hood above and integrated double oven, further integrated dishwasher and fridge, concealed lighting, tiled floor, radiator, side aspect double glazed window

**MORNING ROOM**

With side aspect feature double glazed bay window, radiator, gas boiler, recessed cupboard space with hot water tank, door to

**REAR LOBBY/UTILITY ROOM**

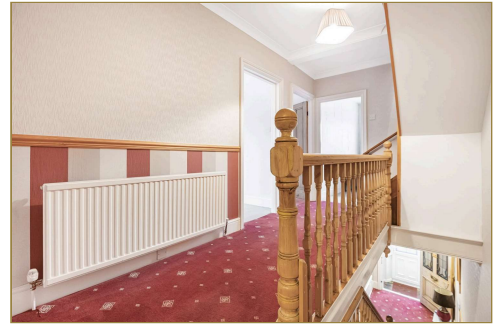
With side aspect double glazed window and double glazed door to garden, base and eye level storage units, radiator, ceramic tiled floor, plumbing for washing machine. Door to

**SHOWER ROOM**

With tiled shower, wash hand basin, W.C., radiator, rear aspect obscure double glazed window



STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING



BEDROOM ONE

Front aspect with double glazed French doors to front balcony, radiator, range of fitted wardrobes and matching dressing table, cupboard space and bedside cabinets



BEDROOM TWO

With rear aspect double glazed window, radiator



BEDROOM THREE

With rear aspect double glazed window, radiator, fitted triple wardrobe



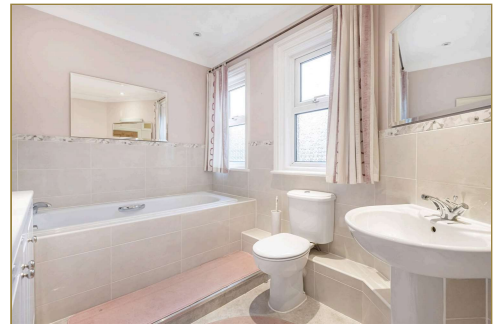
BEDROOM FOUR

With front aspect double glazed window, radiator



BATHROOM

Suite comprising tile encased bath, wash hand basin, W.C. with tiled surrounds, radiator, twin side aspect obscure double glazed windows, cupboard space



STAIRCASE FROM FIRST FLOOR TO SECOND FLOOR LANDING

With rear aspect window, eaves storage cupboard and door to



BEDROOM FIVE

Dual aspect with double glazed windows, radiator and twin eaves storage cupboards

**REAR GARDEN**

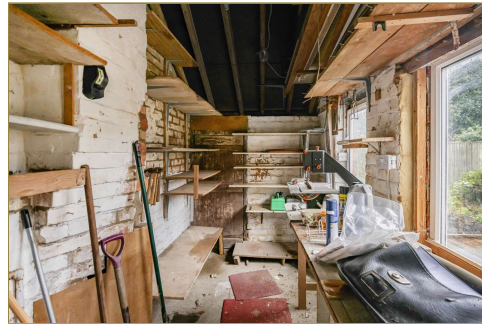
At the rear of the property is a level garden predominantly laid to lawn with flower and shrub borders, greenhouse and raised summerhouse to the rear



There is a raised patio area adjacent to the dining room and utility room with low maintenance rose beds together with full timber fenced enclosure



There is also an attractive pitched roof brick built workshop with power and light, twin double glazed windows providing a variety of use



In all the gardens extend approximately 80ft, retain excellent seclusion with an easterly aspect. Outside water tap and front to rear access via timber secured gate with sheltered area to the side



OUTSIDE

To the front of the property is an enclosed front garden with low brick retaining wall with wrought iron railing enclosures, paved pathway leading to the front door and also to the side of the property are well tended rosebed gardens



DIRECTIONS

From central Caversham proceed south along Prospect Street, at mini roundabout turn right into Church Street, at traffic lights turn right into Church Road. Proceed up St. Peter's Hill into the Woodcote Road, turning right into Highmoor Road and left in Matlock Road

TENURE

Freehold

APPROXIMATE SQUARE FOOTAGE

1,892sq ft. This is an approximate measurement taken from the EPC which measures the heated habitable space

SCHOOL CATCHMENT

Caversham Primary School
The Heights Primary School

Highdown School and Sixth Form Centre

COUNCIL TAX

Band F

FREE MORTGAGE ADVICE

We are pleased to be able to offer the services of an Independent Mortgage Adviser who can access over 2,500 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/1434-5220-1409-0009-3222>

FLOOR PLAN

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

