

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**GROSVENOR ROAD, CAVERSHAM
READING, RG4 5ES**

£1,300,000

A superb Edwardian detached residence that has undergone significant improvement throughout, and is now a fine family home. Located along a tree lined private road, it is a 15 minute walk to Reading Station. Downstairs comprises a Living Room, Dining Room, Family Room, brand new, top-of-the-range Kitchen, Utility Room and Cloakroom. On the first floor, there are four Bedrooms, en-suite and family Bathroom, two further rooms on the top floor. Approx. 150ft rear garden, with garage unit

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BACKGROUND

This Edwardian home is situated in a desirable private road location, and has undergone extensive improvements by the current owners over the last eighteen months. Externally the property has had a new roof, high-quality windows and top specification security doors installed. Inside there is a redesigned kitchen, with hand painted cabinets and top-of-the-range Siemens appliances, a newly fitted en-suite and family Bathroom, both with superb suites. The loft has been professionally converted to provide two second floor rooms, which offer a variety of uses to complement the rest of the home. In addition, the property has been re-wired and has a new central heating system.

A truly quality home in an easily accessible position ideal for the growing family and within striking distance of Caversham centre, mainline station and Reading beyond

ENTRANCE

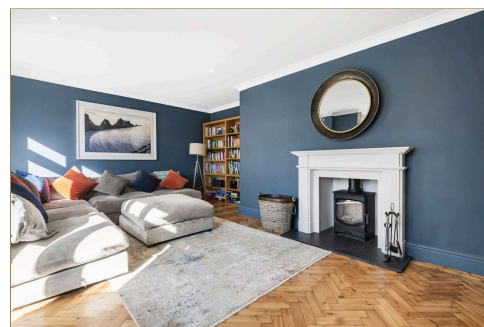
Original canopied verandah with front door to:

**ENTRANCE HALL**

With staircase to first floor, original herringbone parquet flooring, vertical radiator and small understairs cupboard

**LIVING ROOM**

Excellent family room with front aspect bay window, newly fitted fireplace with log burner, original herringbone parquet flooring, fitted media unit with shelving and cupboards, radiator and spotlights





SECOND LOUNGE/FAMILY ROOM

Front aspect, feature stone surround cast iron fireplace, with tiled inserts, offering open fire facility, original herringbone parquet flooring



KITCHEN

Completely refitted by the current owners, including a luxury range of hand painted, solid ash kitchen cabinets with solid oak drawer boxes, and cutlery trays. This is enhanced by 30mm silestone quartz worktops, Quooker flex tap with both sparkling and chilled water, and a large MasterChef multi-function sink unit.

Appliances include:

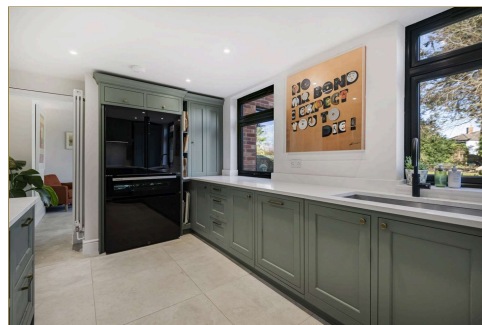
Two Siemens iQ700 ovens with steam, microwave pyrolytic cleaning, HomeConnect remote functionality

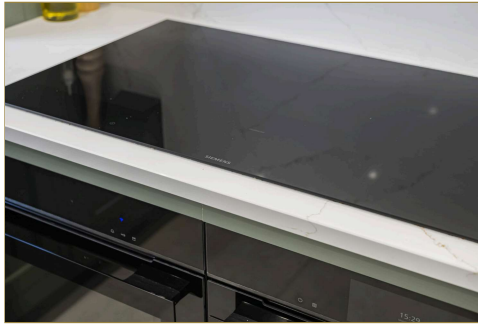
Siemens StudioLine 5 zone induction hob with bespoke extractor hood

Siemens StudioLine French Style fridge freezer with wine/drinks drawer and ice compartment

Siemens dishwasher

Water softener





FAMILY ROOM

With part-vaulted ceiling incorporating two Velux windows, full-height sliding doors to garden, spotlights, vertical radiator, tiled flooring and door to:





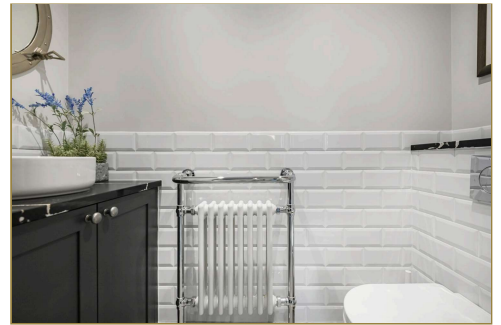
UTILITY ROOM

Completely redesigned by the current owners, with oak and ash hand painted, shaker style cabinets and 30mm silestone quartz worktops, with honed finish for durability. Includes enamel sink with stylish matt-black tap, tall larder style cupboard, feature tiled walls with black heated towel radiator, rear door to garden and door to:



CLOAKROOM

Brand new two piece suite comprising: WC and a circular fitted hand basin, again set on 30mm silestone honed quartz with cupboard below, Victorian style towel radiator, spotlights and tiled flooring



STAIRCASE TO FIRST FLOOR

Front aspect window, further staircase to second floor

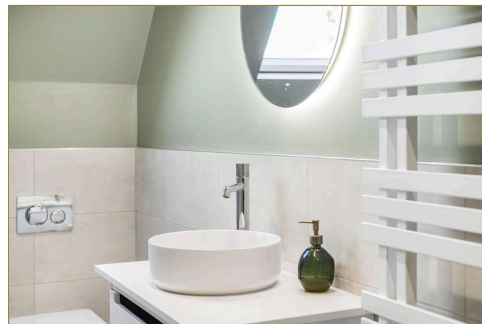
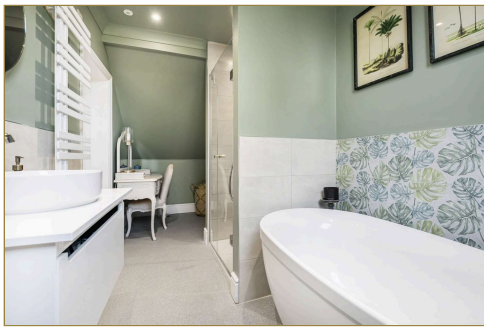


BEDROOM ONE

Front aspect bay window, radiator, door to:

**ENSUITE BATHROOM**

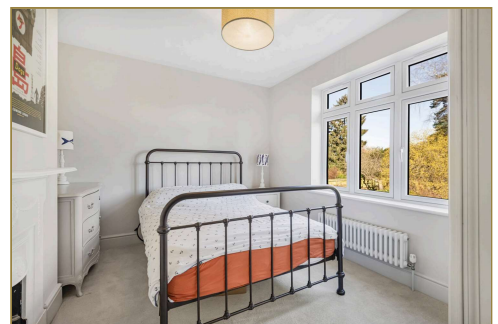
Superb four piece suite comprising a large freestanding bath, walk-in shower cubicle, WC and a fitted hand basin with drawer. Towel radiator, spotlights, rear aspect Velux window and further vanity/dressing area

**BEDROOM TWO**

Front aspect, original cast iron Victorian fireplace, picture rails, radiator

BEDROOM THREE

Rear aspect, original cast iron fireplace, radiator



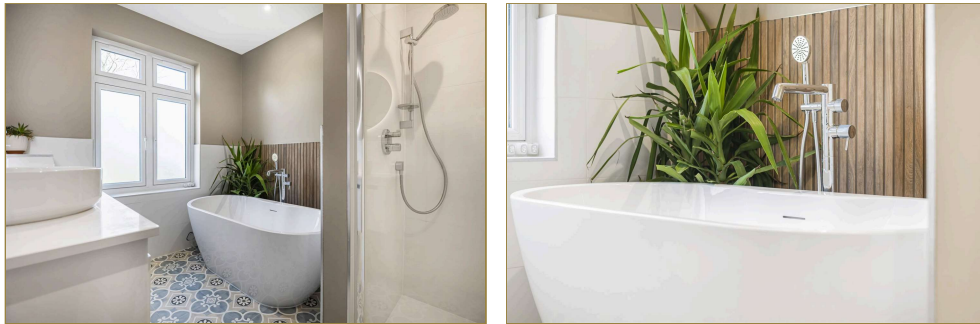
BEDROOM FOUR/STUDY

Rear aspect, radiator



FAMILY BATHROOM

Rear aspect. Newly installed four piece suite comprising a freestanding bath, walk-in shower cubicle, WC and a fitted circular hand basin with drawer. Heated towel rail and spotlights.



STAIRCASE LEADS TO SECOND FLOOR

TOP FLOOR ROOM ONE

This room is open plan with large Velux window, radiators, eaves storage, and cupboards housing gas boiler and hot water cylinder.



TOP FLOOR ROOM TWO

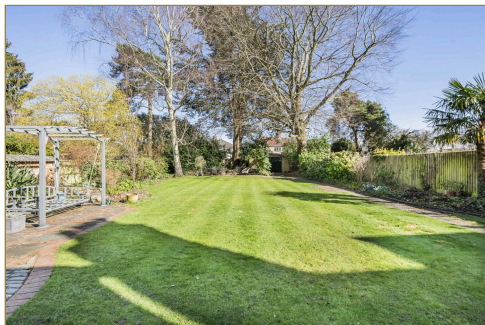
Good sized room with large, rear aspect, Velux window, radiator and eaves storage cupboards.

**FRONT GARDEN**

At the front is a large shingle driveway providing parking for four vehicles with wide side access gate leading to rear garden

**REAR GARDEN**

A fine feature of the property, offering a fair degree of seclusion and measuring approx. 125ft in length. The garden is largely lawned, with flower beds and shrub borders retained by fencing and brick wall. To the very rear is a large garage unit, workshop and storage shed, rear access gate and outside tap.





AERIAL VIEW



DIRECTIONS

From central Caversham, proceed up Prospect Street and at the traffic lights, bear right into Henley Road and turn left into Grosvenor Road.

SCHOOL CATCHMENT

The Hill Primary School
Highdown School and Sixth Form Centre

COUNCIL TAX

Band G

FREE MORTGAGE ADVICE

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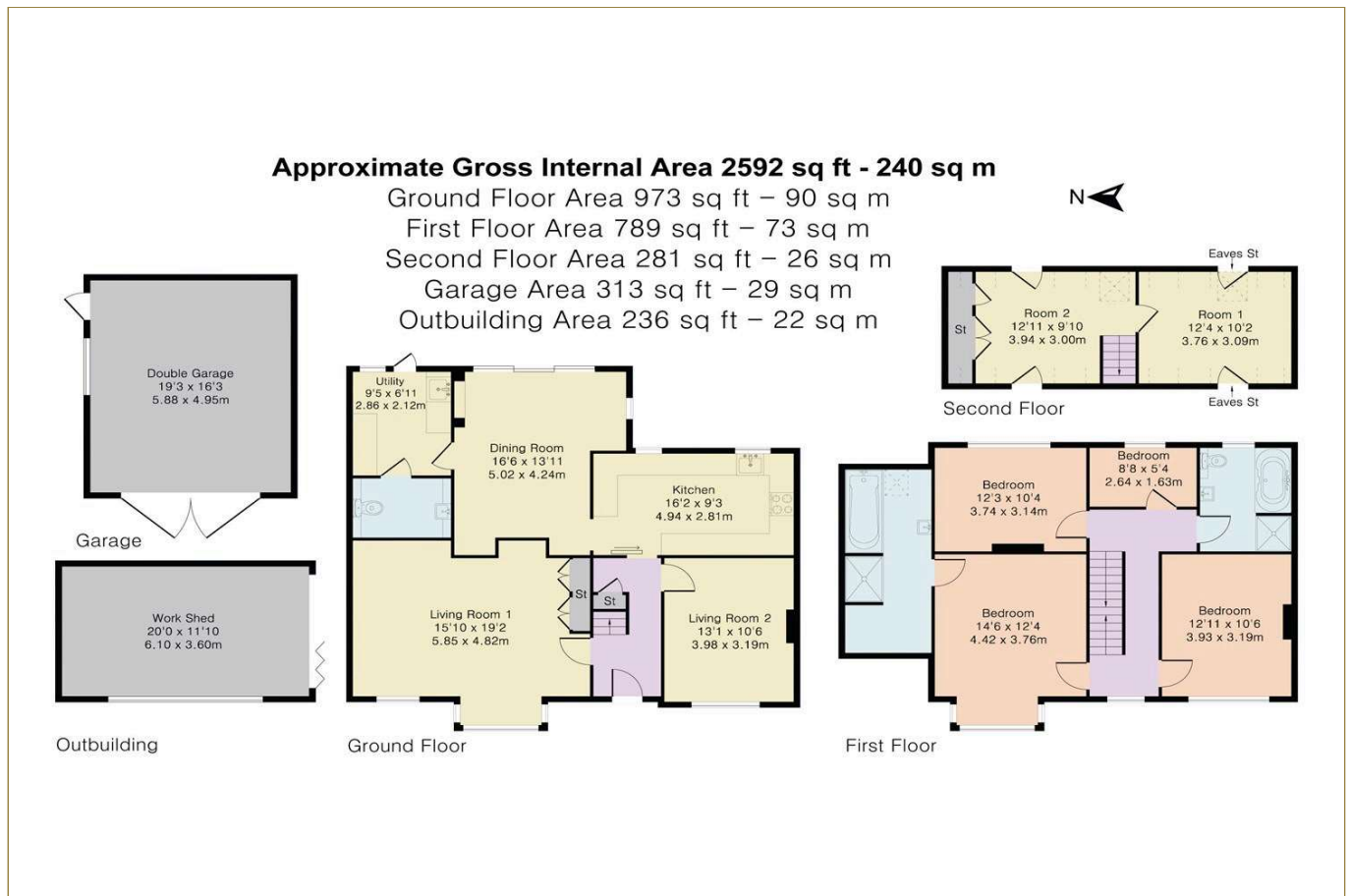
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Energy Rating TBC

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

FLOOR PLAN

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



LOCATION

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

