

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**UPLANDS ROAD, CAVERSHAM HEIGHTS
READING, RG4 7JG**

£750,000

An elegant 1930's four bedroom semi detached home with accommodation arranged over three floors and benefitting from a magnificent 30ft kitchen/dining/family room rear extension backing onto the 150ft secluded gardens. Peacefully situated in a prime Caversham Heights location

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

SITUATION

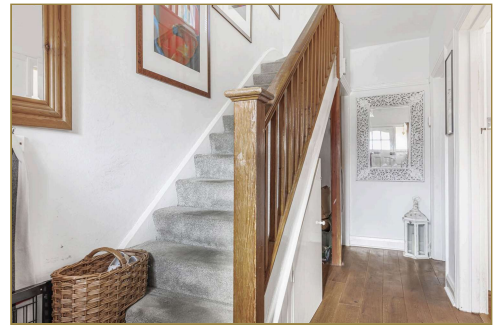
Caversham is situated just north of the River Thames, offering a wide range of shops, bars and restaurants, together with excellent schooling. Reading Station servicing London (Paddington 25 minutes) is within half a mile of Caversham Bridge and has been further complemented with the arrival of Crossrail. Emmer Green & Caversham Heights border the South Oxfordshire countryside, with a choice of golf courses and the additional Mapledurham Gym & Rivermead Sports Complex on Caversham borders

ENTRANCE

Arched entrance porch with quarry tiled step, original front door to

RECEPTION HALL

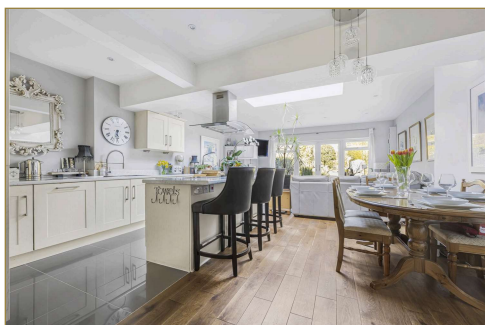
With oak style flooring, radiator, staircase to first floor and understairs recess storage area, covered picture rails, door to

**LIVING ROOM**

Front aspect feature double glazed bay window with internal shutters, radiator, oak style flooring, magnificent open fireplace with hearth, surround and mantel over with real fire facility, picture rails

**KITCHEN/DINING/FAMILY ROOM**

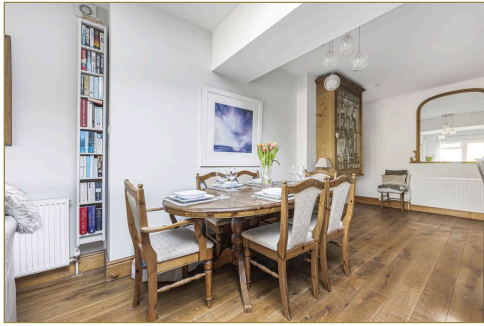
Magnificent extended room naturally segregated for kitchen, dining and family areas



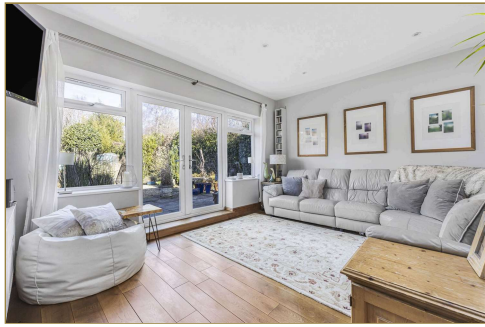
KITCHEN comprises stainless steel sink with mixer tap and cupboards under, further range of both floor standing and wall mounted eye level units with laminated roll edged work surfaces and surrounds, matching island unit with drawers, breakfast bar and preparation areas and inset Bosch four ring induction hob with extractor hood above. Bosch split level oven and grill and integrated Bosch microwave, further integrated Bosch fridge/freezer and Bosch dishwasher



DINING AREA with room for large table and chairs

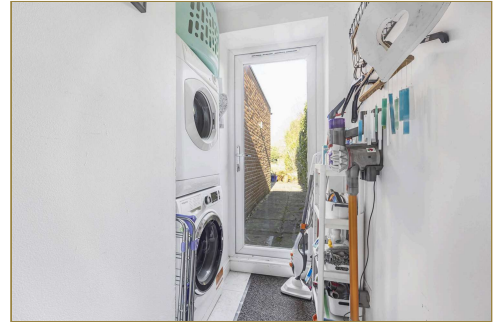


LARGE FAMILY AREA with rear aspect double glazed windows and centralised matching French doors to garden, overhead lantern skylight, three radiators and oak style flooring



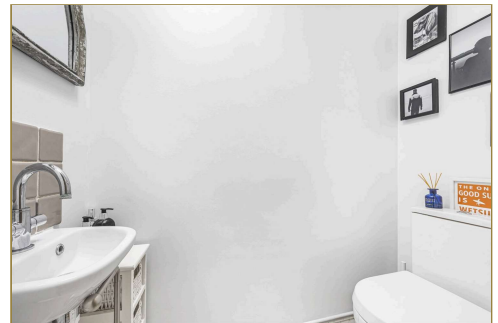
UTILITY ROOM

Plumbing for washing machine, room for stacked dryer above, rear aspect double glazed door to garden, tiled floor, radiator. and internal access to garage, for storage only



CLOAKROOM

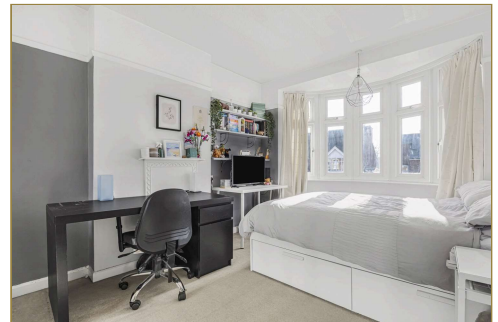
With W.C., wash hand basin, overhead skylight window



STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING

BEDROOM TWO

With front aspect feature double glazed bay window with internal shutters, radiator, ornate fireplace with surround and mantel over, fitted triple wardrobe with mirror fronted doors, picture rails



BEDROOM THREE

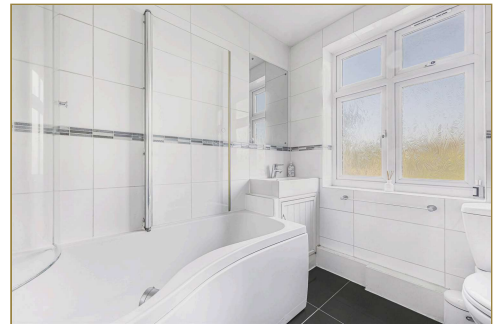
With rear aspect double glazed window, radiator, picture rails, fitted wardrobe with cupboard space, ornate fireplace with surround and mantle over

**BEDROOM FOUR**

With front aspect double glazed window with internal shutters, radiator, picture rails

**BATHROOM**

Comprising shower bath with glass deflector, wash hand basin with cupboard below, W.C. with matching fully tiled walls and contrasting tiled floor, rear aspect obscure double glazed window, heated towel rail

**STAIRCASE FROM FIRST FLOOR TO SECOND FLOOR LANDING**

Door to

**BEDROOM ONE**

With twin dual aspect double glazed Velux skylight windows, eaves storage cupboard, mini loft hatch and recess cupboard space



OUTSIDE

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

**GARAGE**

For storage use only with double swing doors

PARKING

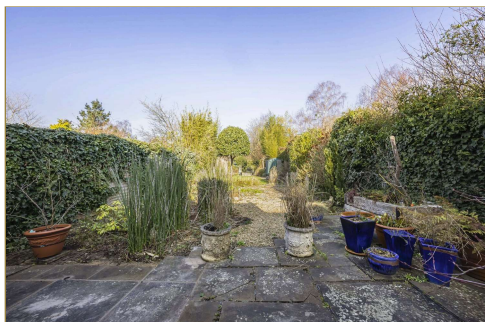
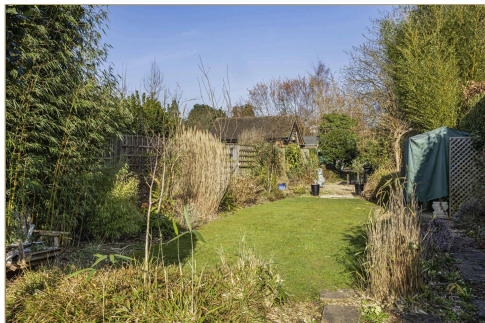
Off road parking in front of the garage

FRONT GARDEN

Block paved pathway leading to front door, enclosed by brick retained wall and mature beds with electric vehicle charging point

REAR GARDEN

At the rear of the property are extensive gardens with paved patio area adjacent to the property, centralised main lawn, flower and shrub borders, small pond with water feature and further pea shingled garden area to the rear with storage shed unit and various trees and evergreens providing excellent year round seclusion. The level gardens extend in excess of 150ft with a north westerly aspect and a mixture of timber fenced and mature hedged enclosures. Outside lighting and tap



**DIRECTIONS**

From central Caversham proceed south along Prospect Street at the mini roundabout turn right into Church Street, turn right into Hemdean Road, at the mini roundabout turn left into Oakley Road, at the crossroads turn right into Kidmore Road and left into Uplands Road

TENURE

Freehold

SCHOOL CATCHMENT

Emmer Green Primary School

The Hill Primary School

The Heights Primary School

Highdown School and Sixth Form Centre

COUNCIL TAX

Band E

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 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/1035-1527-7400-0335-7206>

FLOOR PLAN

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

