

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



UPPER WARREN AVENUE, CAVERSHAM READING, RG4 7EJ

£1,050,000

A charming 3/4 bedroom detached cottage situated along the sought after tree lined Upper Warren Avenue. The property has been extended to provide extra living accommodation including a superb 26ft family/games and includes living room, 22ft kitchen/dining room and 2 bathrooms. Parking for 3 vehicles and an attractive side courtyard garden to accompany the rear garden. 1 mile to Caversham centre and 1.5 miles to Reading station

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

T 0118 946 1800 W www.farmeranddyer.com

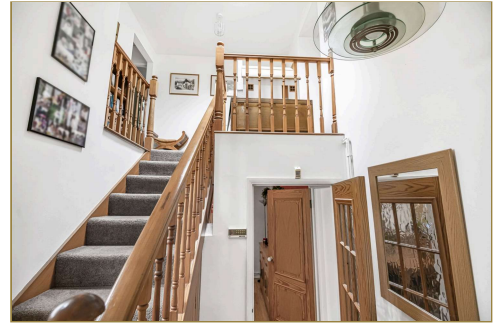
E info@farmeranddyer.com

PROPERTY NOTE

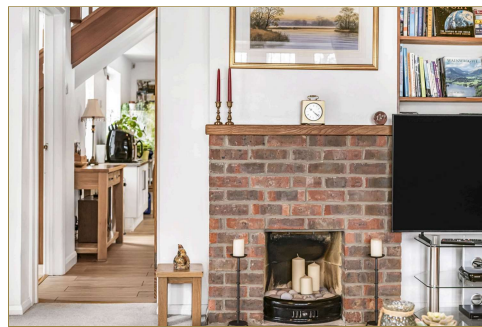
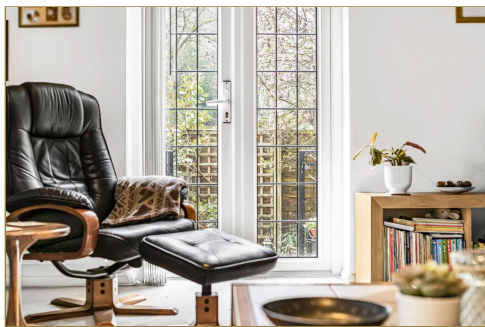
This property was originally built in the 1950's as a Gardeners Cottage to the neighbouring property and the current owner has been in occupation for approx. 40 years. In that time, the property has been extended twice in approx. 1991 and to the rear in 1996.

**ENTRANCE LOBBY**

With stairs leading to galleried landing, side aspect window, radiator, tiled floor, understairs cupboard

**LIVING ROOM**

Front aspect bow window, side patio doors, feature fireplace with open fire facility

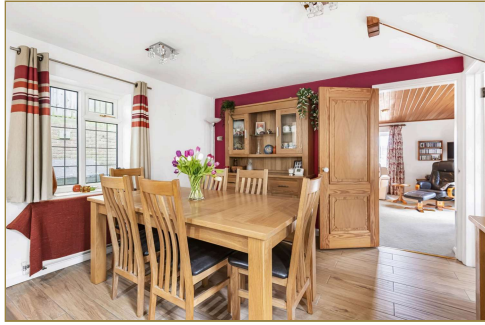


KITCHEN/DINING ROOM

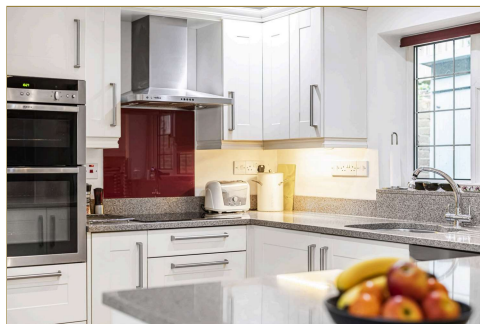
Approx. 22ft in length with tiled flooring throughout



DINING AREA has ample space for kitchen table and chairs



KITCHEN is well equipped with a range of cupboards and drawers, quartz work tops, one and a half sink unit, Neff induction hob with extractor hood over, fitted Neff double oven, space for dishwasher, integrated fridge and freezer, door to

**REAR LOBBY**

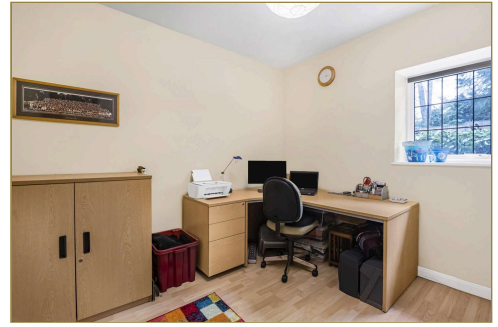
Further door to outside, further rear staircase to Family/Games room, under stairs cupboard housing fuse box and hot water cylinder

UTILITY CUPBOARD

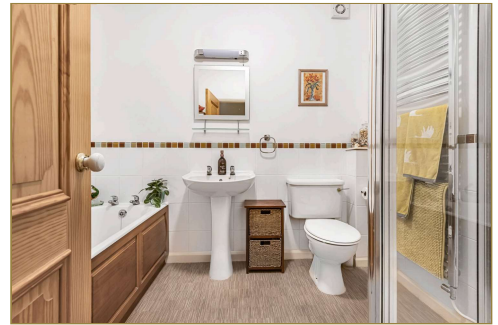
Plumbing for washing machine, space for tumble dryer, wash hand basin, rear aspect window

BEDROOM FOUR/STUDY

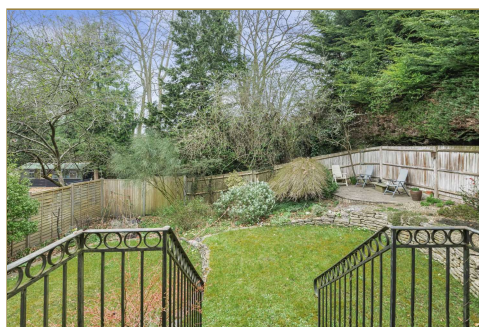
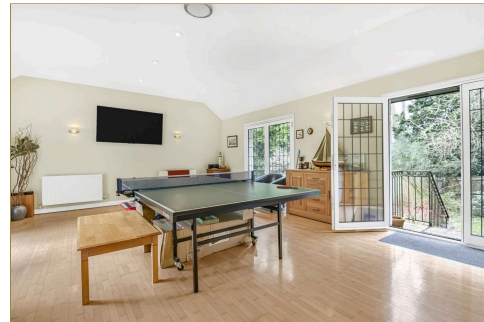
Rear aspect, radiator

**DOWNSTAIRS BATHROOM**

Four piece suite comprising: panel bath, separate shower cubicle, w.c, wash hand basin, chrome towel radiator

**FAMILY/GAMES ROOM**

Excellent sized room measuring 26ft in length with 13ft high ceilings. Currently configured as a games room but can be used for a variety of uses, includes three patio doors with one set opening out to steps to rear garden, t.v point, beech wood flooring



STAIRS FROM FRONT LOBBY LEAD TO LANDING

Airing cupboard incorporating gas boiler and shelving, overhead window, radiator, access to further loft space



BEDROOM ONE

Side aspect, fitted double wardrobe



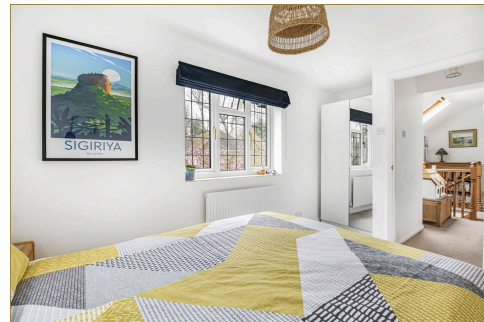
BEDROOM TWO

Front aspect, radiator



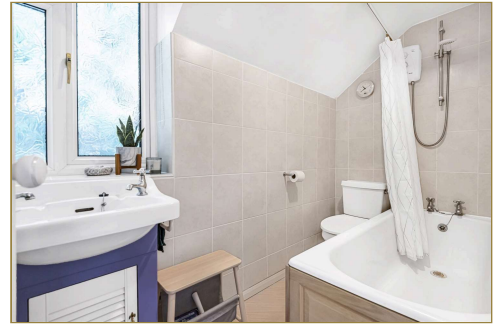
BEDROOM THREE

Side aspect and front circular window, radiator, access to loft



BATHROOM

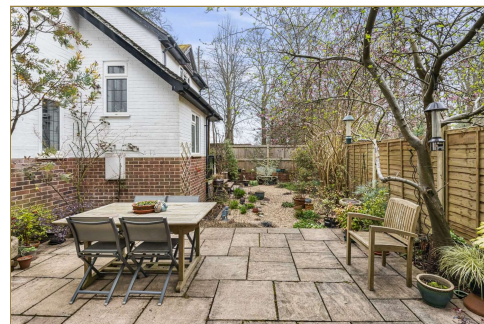
Three piece suite comprising: panelled bath, w.c, wash hand basin

**OUTSIDE**

To the front of the property is a paved driveway providing comfortable parking for three vehicles



Access can be gained to the side and rear of the property and there is also a side courtyard style garden



REAR GARDEN

At the rear of the property is a well maintained rear garden with shaped lawn areas and a selection of shrubs to the perimeters

**TENURE**

Freehold

SCHOOL CATCHMENT

Caversham Primary School
The Heights Primary School

Highdown School and Sixth Form Centre

COUNCIL TAX

Band E

FREE MORTGAGE ADVICE

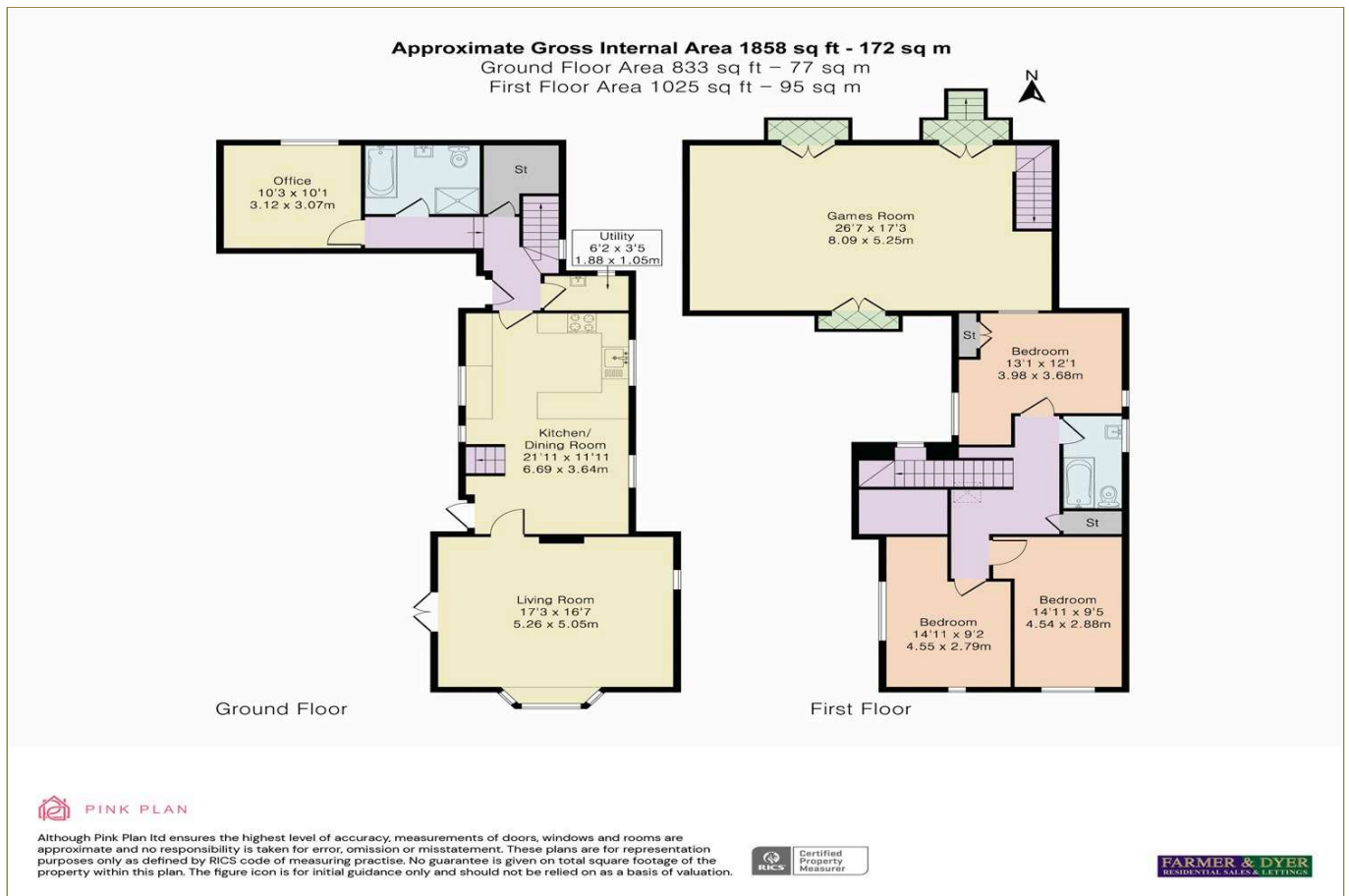
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ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

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

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

