

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**HEMDEAN ROAD, CAVERSHAM
READING, RG4 7SY**

£500,000

An extended Victorian terrace with super loft conversion offering three separate bedrooms and two ensembles. Includes fitted kitchen, dining/family room, two reception rooms, downstairs cloakroom and separate first floor family bathroom. A two minute walk to Caversham centre and only 20 minutes walk to Reading station via the Thameside path. No onward chain

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SITUATION

This property is a short walk from local amenities including the public library, doctors' surgery, dental practice, Thameside Primary School and an excellent range of small restaurants, pubs, local shops and Waitrose supermarket. There are frequent bus services to Reading and beyond. Nearby, Christchurch Meadows and the Thames Towpath provide extensive opportunities for walking, cycling and sporting activities. There is easy access to Reading mainline station with journey times to London Paddington approx. 25 minutes and has been further complemented with the arrival of Crossrail that offers direct routes to the central areas of the City of London

NOTE

This property has been rented as an HMO over recent years and is fully licensed until 2025 - utilising 5 rentable rooms it has been generating approx. £41,400 per annum.

ENTRANCE HALL

Stairs to first floor

LIVING ROOM / BEDROOM

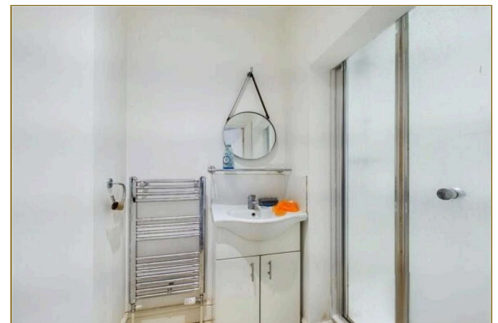
Front aspect, original cast iron fireplace, radiator

RECEPTION/STUDY/BEDROOM

Rear aspect, radiator, door to:

**ENSUITE SHOWER ROOM**

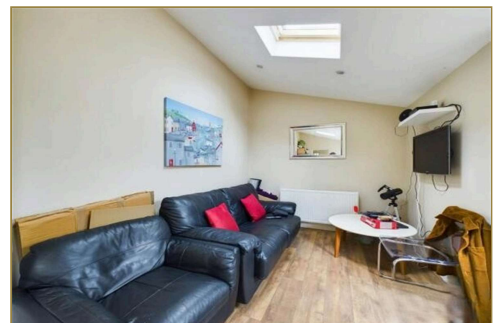
Three piece suite comprising: shower cubicle, w.c, wash hand basin, chrome towel radiator

**KITCHEN**

Fitted with worktops, range of cupboards and drawers, fitted oven, hob and extractor hood, plumbing for washing machine, chrome towel radiator, side aspect, through to:

FAMILY/DINING ROOM

Two overhead skylight windows, two radiators, space for sofas, dining table



STAIRCASE TO FIRST FLOOR

With further staircase to top floor bedroom

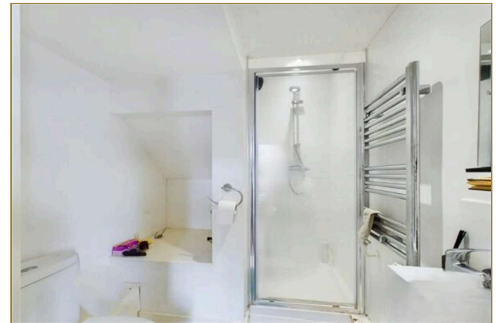
BEDROOM

Twin front aspect, radiator, door to:



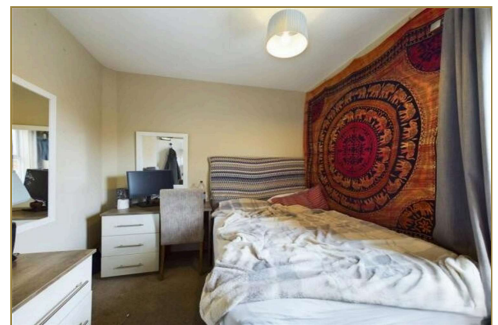
ENSUITE SHOWER ROOM

Three piece suite comprising: shower cubicle, w.c, wash hand basin



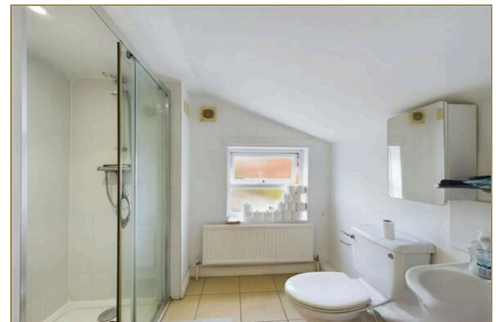
BEDROOM

Rear aspect, radiator



FAMILY BATHROOM

Rear aspect, three piece suite comprising: shower cubicle, w.c, wash hand basin, radiator, tiled floor



STAIRCASE TO SECOND FLOOR BEDROOM

BEDROOM

Rear aspect, door to:



ENSUITE SHOWER ROOM

Comprising: Shower cubicle, w.c, wash hand basin, chrome towel radiator, velux style window



REAR GARDEN

At the rear is an enclosed rear garden with brick wall boundaries with paved area and lawned garden



TENURE

Freehold

SCHOOL CATCHMENT

Thameside Primary School

Highdown School and Sixth Form Centre

COUNCIL TAX

Band C

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

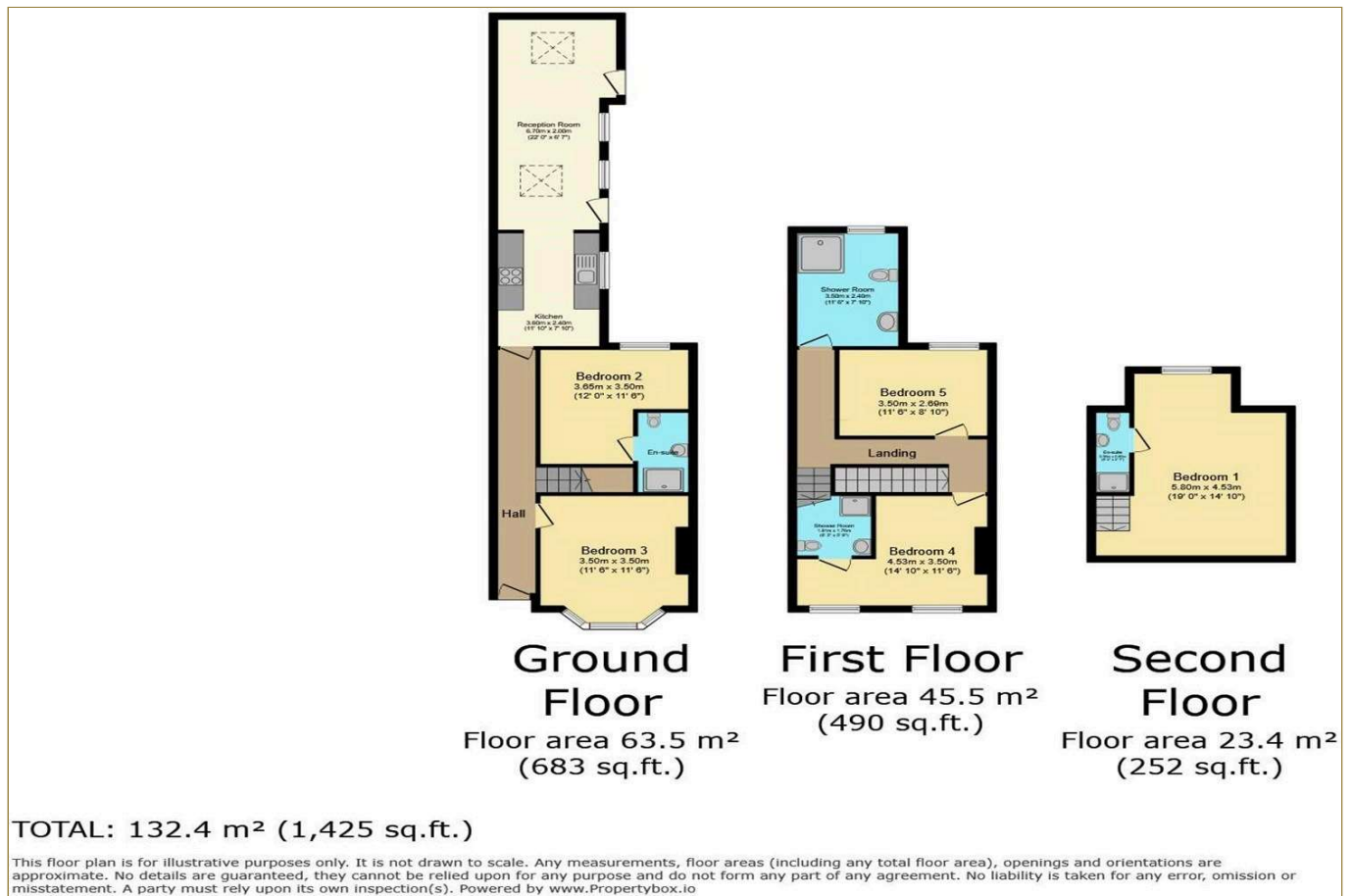
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Energy Rating C

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/2000-2506-1300-2000-0171>

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

