

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



ST STEPHENS CLOSE, CAVERSHAM READING, RG4 8BX

£525,000

A superb riverside end town house with garage, presented in excellent decorative order, including 23ft living/dining room with vaulted ceiling and additional conservatory opening onto a south facing private garden. Offering direct views over the River Thames & conveniently positioned in the centre of Caversham with local shops a couple of minutes walk and an approx. 10 minute walk to Reading Station. No onward chain

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

T 0118 946 1800 W www.farmeranddyer.com

E info@farmeranddyer.com

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

ENTRANCE

Covered entrance porch, outside store cupboard with meters and tumble dryer space, front door to

RECEPTION HALL

With electric heater, staircase to first floor

**CLOAKROOM**

With W.C., wash hand basin, extractor

LIVING/DINING ROOM

Particularly spacious with part vaulted ceiling and rear aspect full width sliding patio doors to adjacent conservatory addition with oak style flooring and understairs storage cupboard

**CONSERVATORY**

A natural continuation of the living room with oak style flooring and French doors to patio garden



KITCHEN/BREAKFAST ROOM

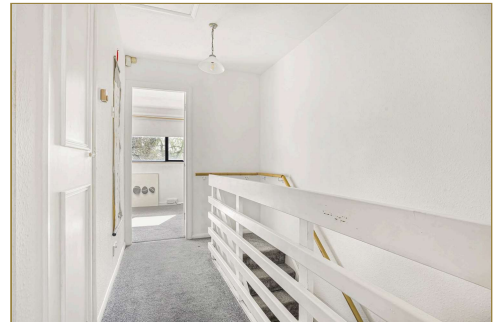
Well fitted comprising single drainer stainless steel sink unit with mixer tap and cupboards under, further range of both floor standing and wall mounted eye level units with roll edged work surfaces, tiled surrounds, inset four ring electric hob with extractor hood above and integrated oven below, plumbing for dishwasher, integrated washing machine and fridge with front aspect double glazed window.



Room for table and chairs, oak style flooring

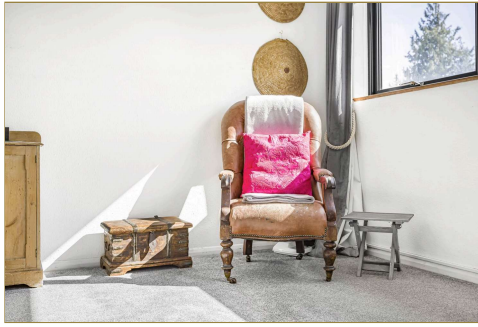
**STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING**

With access to loft space above, built in airing cupboard housing pressurised hot water cylinder and slatted shelving

**BEDROOM ONE**

With lovely panoramic views across the River Thames through full width double glazed windows, with built in twin wardrobes and bifold door to

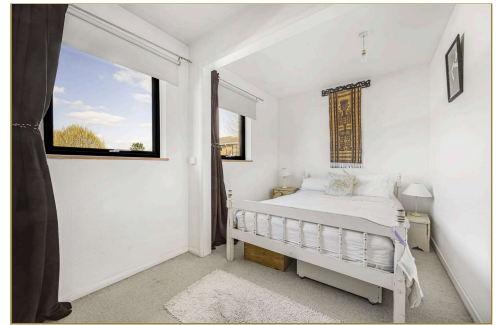


**ENSUITE BATHROOM**

Refitted to Comprise: roll topped bath, pedestal wash hand basin, W.C., heated towel rail, extractor fan and tiled floor

**BEDROOM TWO**

Thoughtfully re-designed combining the original bedrooms two and three into one larger bedroom with twin front aspect double glazed windows and built in wardrobe

**SHOWER ROOM**

Comprising fully tiled shower cubicle, wash hand basin, W.C., tiled floor, heated towel rail and extractor fan



REAR GARDEN

At the rear of the property is a well maintained low maintenance south facing fully enclosed garden, mainly laid to patio with pea shingle area with timber fenced enclosures and rear pedestrian gateway access, backing onto Christchurch Meadows with the River Thames beyond. The gardens extend approximately 35ft, are south facing with good seclusion

**OUTSIDE**

To the front of the property is a low maintenance pea shingle garden area with timber fenced enclosure and pathway leading to the front door

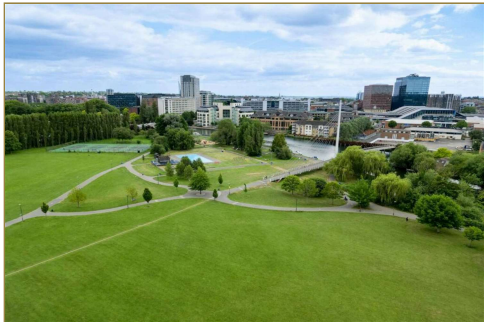


GARAGE

There is also a garage in nearby block in front of the property



AERIAL VIEWS



DIRECTIONS

Leave central Caversham via Gosbrook Road turning right into Wolsey Road and right into The Willows, bear left approaching St Stephens Close

TENURE

Freehold

SCHOOL CATCHMENT

Thameside 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

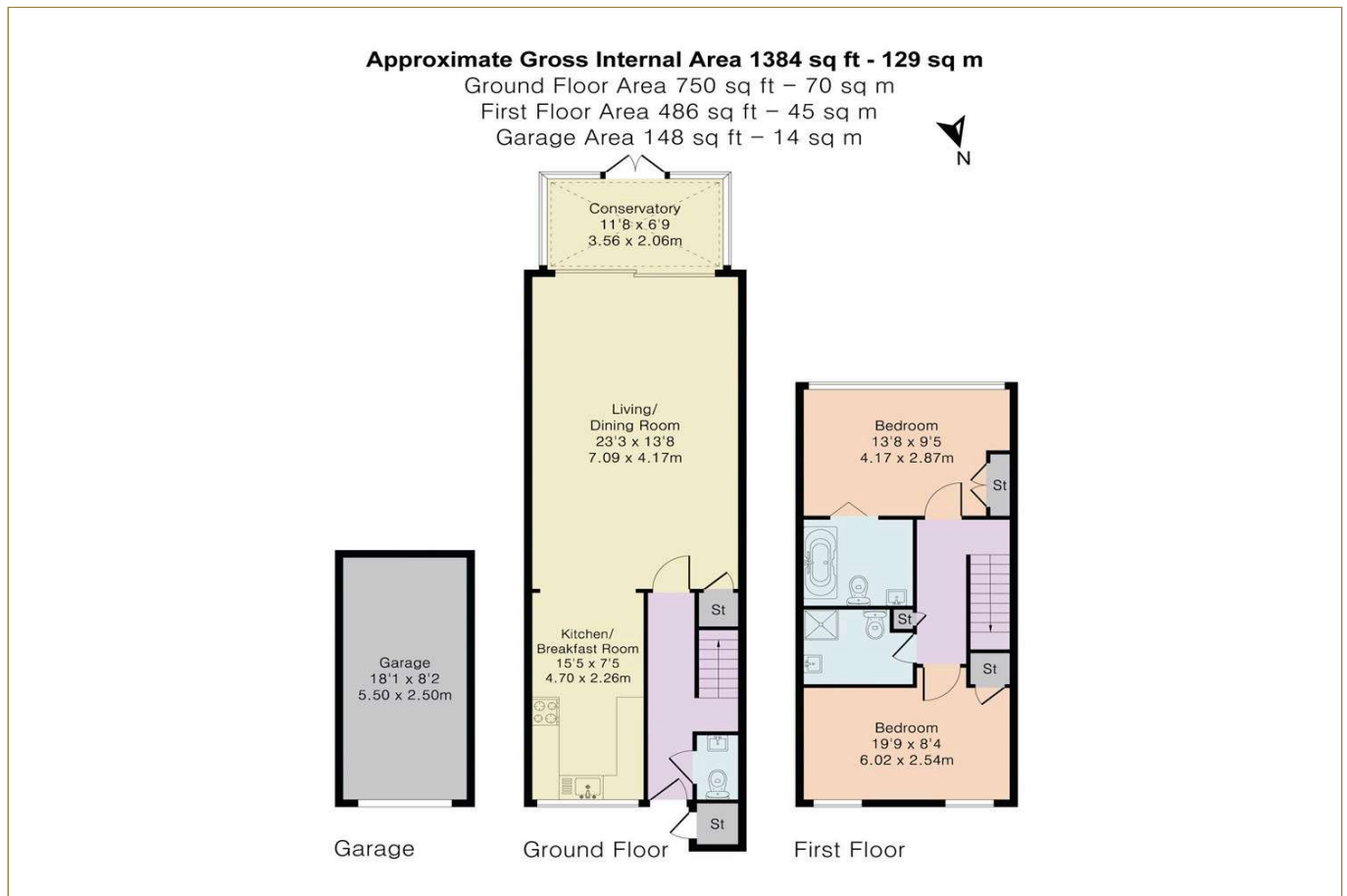
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

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/2767-3040-0203-8534-4204>

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

