

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**HARROGATE ROAD, CAVERSHAM
READING, RG4 7PN**

Price Guide £950,000

A fine particularly spacious five bedroom Edwardian semi detached residence with accommodation arranged on three floors plus additional kitchen extension to the rear with vaulted ceiling, peacefully positioned in a favoured Caversham Heights road backing onto Albert Road park with 70ft secluded rear garden, garage and parking with many period features retained

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SITUATION

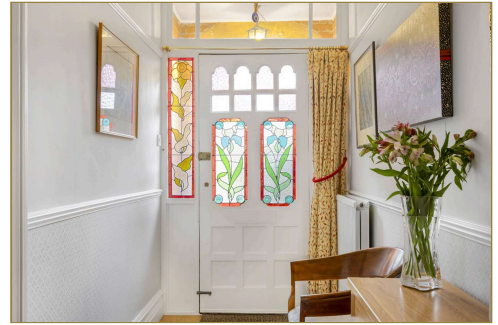
Caversham is situated just north of the River Thames, offering a wide range of shops, bars and restaurants, together with excellent schooling. Reading Station servicing London (Paddington 25 minutes) is within half a mile of Caversham Bridge and has been further complemented with the arrival of Crossrail. 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 and elegant front door with stained glass lead light inserts with matching side windows to

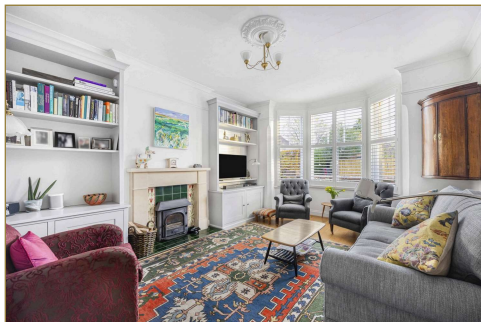
RECEPTION HALL

With oak flooring, radiator, dado rails, ornate arch, staircase to first floor and understairs cloaks area and storage cupboard, picture rails and ceiling rose



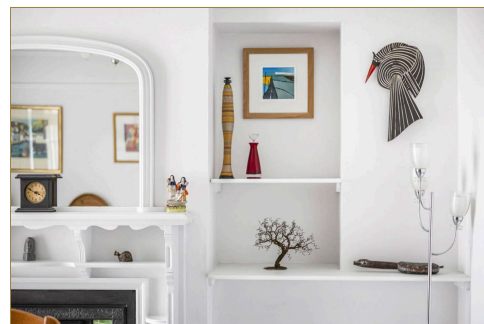
LIVING ROOM

With front aspect feature sash bay window with internal shutters, two radiators, engineered oak flooring and central stone fireplace with tiled hearth surround and mantel over, wood burning dual fuel burner, complemented by beautifully crafted recessed shelving and display plinths with storage cupboards, picture rails and ceiling rose



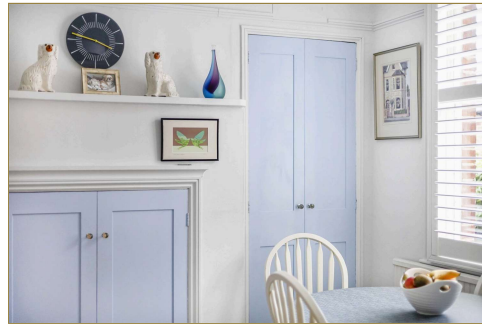
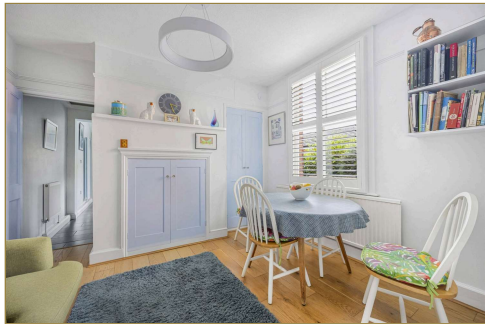
DINING ROOM

With original rear aspect French doors to side patio and garden with central cast iron fire place with hearth cast surround and double mantel over, radiator, picture rails and ceiling rose, original coved ceiling



BREAKFAST ROOM

With engineered oak floor, side aspect sash window with internal shutters, radiator, picture rails, storage cupboard with shelving and further built in storage cupboard housing gas boiler, door to

**UTILITY ROOM**

With radiator, fitted cupboard space, plumbing for washing machine and space for tumble dryer and additional appliance space for fridge/freezer

**CLOAKROOM**

With W.C., wash hand basin, tiled surrounds, radiator and side aspect obscure double glazed window

EXTENDED KITCHEN

Beautifully fitted with vaulted ceiling comprising single drainer one and a half bowl sink unit with mixer tap and filter drinking water tap, water softener and cupboards under, further extensive range of both floor standing and wall mounted eye level units and drawers with contrasting work surfaces and tiled surrounds, with inset four ring induction hob with extractor above and split level NEFF double oven incorporating a microwave and grill with warming drawer below, further integrated NEFF dishwasher, bin drawers, spice rack drawer etc. with space for fridge/freezer. Heated tiled floor, vertical radiator, rear aspect double glazed picture windows looking over the garden, kitchen side door

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

With radiator, picture rails, access to rear loft space and built in cupboard

BEDROOM ONE

With front aspect feature sash bay window with internal shutters, picture rails, coved ceiling, radiator, fitted shoe cupboard and space for triple wardrobe, door to

**EN SUITE SHOWER ROOM**

Fully tiled double width shower with pumped shower, wash hand basin, heated towel rail, fully tiled walls and front aspect sash window with internal shutter

**BEDROOM TWO/GUEST BEDROOM**

With twin side aspect sash windows, ornate cast iron fireplace with surround and mantel over, picture rails, radiator

**BEDROOM THREE/STUDY**

With side aspect window, radiator, picture rails



BATHROOM

With modern four piece suite comprising panelled bath, floating wash hand basin with drawer space below, W.C. with douche valve adjacent and separate tiled corner shower with pumped shower, two radiators/towel warmers, fully tiled walls with heated tiled flooring and rear aspect obscure glazed sash window

**W.C.**

There is also an additional separate W.C. with rear aspect window

**STAIRCASE WITH CUPBOARD SPACE BELOW LEADING TO SECOND FLOOR LANDING**

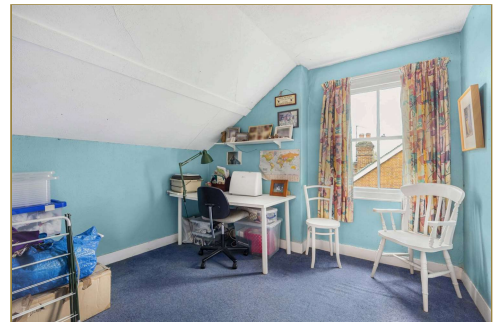
With access to second loft space and door to

BEDROOM FOUR

Large dual aspect room with twin sash windows, radiator

**BEDROOM FIVE**

With side aspect sash window, radiator, built in cupboard



REAR GARDEN

At the rear of the property is a delightful level and secluded garden predominately laid to lawn interspersed with bordering flowers, specimen shrubs, young trees and evergreens providing year round privacy with a mixture of brick retained wall and timber fenced enclosures extending approximately 70ft with rear patio, pitched roof timber shed and raised sleeper enclosed vegetable bed. The garden backs onto Albert Road park which ensures it will never be overlooked. There is also an additional patio to the side of the property with bordering evergreens, two outside water taps and rear access to garage, outside lighting

**OUTSIDE**

The front of the property is entered via a block paved pathway leading to front door there is a block paved front garden area with brick retained wall enclosure with various evergreens within twin flower beds

PARKING

There is a separate block paved driveway leading to



ATTACHED GARAGE

With single up and over door, power and light

DIRECTIONS

From central Caversham proceed south along Prospect Street, at mini roundabout turn right into Church Street at traffic lights turn right into Church Road, continuing up St. Peters Hill into Woodcote Road turning right into Harrogate Road

TENURE

Freehold

SCHOOL CATCHMENT

Caversham Primary School

The Heights Primary School

Highdown School and Sixth Form Centre

COUNCIL TAX

Band F

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

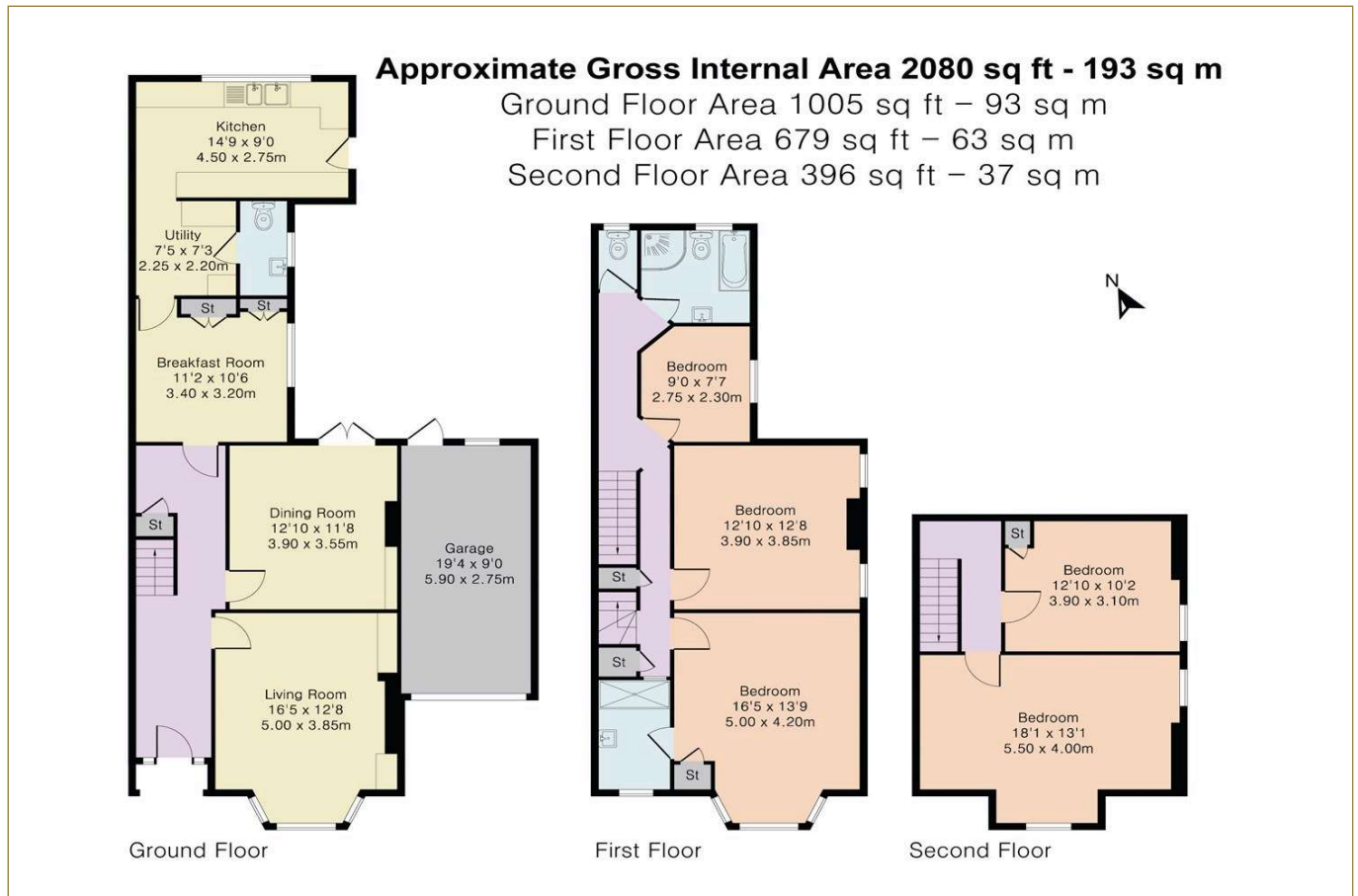
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

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/9244-3943-8209-2614-9204>

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

