

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



**RUSKIN, CAVERSHAM  
READING, RG4 6LF**

**£450,000**

A spacious three storey end townhouse peacefully situated around one mile from Caversham centre and Reading Station. Offering flexible three bedroom accommodation, delightful 50ft secluded garden, integral garage and parking. Offered for sale with no chain

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

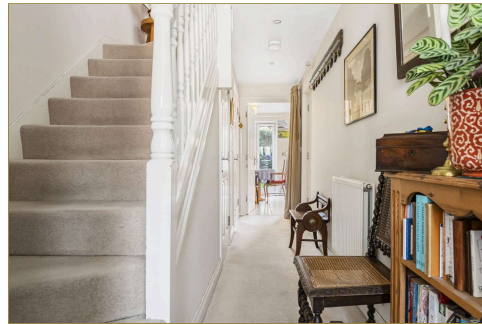
Caversham is situated just north of the River Thames, offering a wide range of shops, bars and restaurants, together with excellent schooling. Reading Station servicing London (Paddington 25 minutes) is within half a mile of Caversham Bridge and has been further complemented with the arrival of Crossrail. 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

Front door to

## RECEPTION HALL

With radiator, staircase to first floor, understairs storage cupboard and internal access to garage



## CLOAKROOM

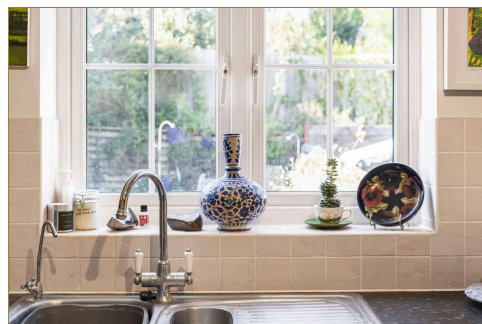
With W.C., wash hand basin with cupboard space, radiator, side aspect obscure double glazed window



## KITCHEN/DINING ROOM

Segregated for kitchen and dining areas

KITCHEN fitted comprising single drainer one and a half bowl stainless steel sink unit with mixer tap and cupboard under, further range of both floor standing and wall mounted eye level units with laminated roll edged work surfaces and contrasting tiled surrounds. Inset four ring gas hob with extractor hood above and integrated oven below, integrated dishwasher, plumbing for washing machine and appliance space for fridge/freezer, ceramic tiled floor





**DINING AREA** with room for table and chairs, radiator, rear aspect window and matching double glazed French doors to garden



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

With radiator, front aspect double glazed window and large storage cupboard with light and shelving

### **LIVING ROOM**

With twin rear aspect double glazed windows, twin radiators, oak style flooring



### **BEDROOM THREE**

With front aspect double glazed window, radiator, built in double wardrobe



### **BATHROOM**

Comprising panelled bath, wash hand basin with cupboard below, W.C., heated towel rail, ceramic floor and tiled surrounds



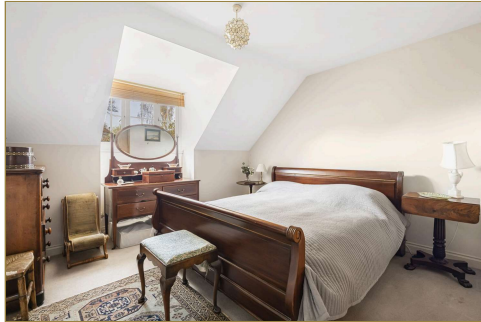
### STAIRCASE FROM FIRST FLOOR TO SECOND FLOOR LANDING

With access to loft space above, built in airing cupboard housing gas boiler



### BEDROOM ONE

With rear aspect double glazed window, built in double wardrobe and door to



### EN SUITE SHOWER ROOM

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



### BEDROOM TWO

With front aspect double glazed window, radiator



### OUTSIDE

The front of the property is entered via driveway leading to

### GARAGE

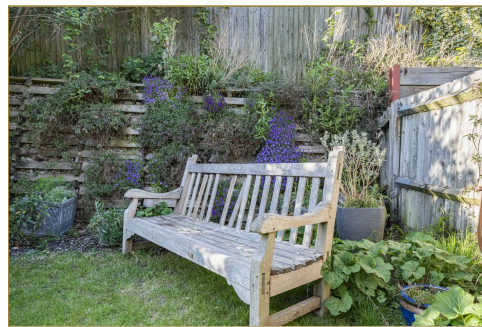
With up and over door, light and power

**FRONT GARDEN**

With open lawned garden area and pathway to front door, off road parking in front of the garage

**REAR GARDEN**

At the rear of the property is a delightful garden mainly laid to lawn with flower and shrub borders and timber fenced enclosures, paved patio area adjacent to the property with side pedestrian gateway access, the gardens extend approximately 50ft and enjoys excellent seclusion

**DIRECTIONS**

From central Caversham proceed north up Prospect Street, at the traffic lights fork right into Henley Road, proceed for about 1 mile turning right into Ruskin

**SCHOOL CATCHMENT**

Micklands 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



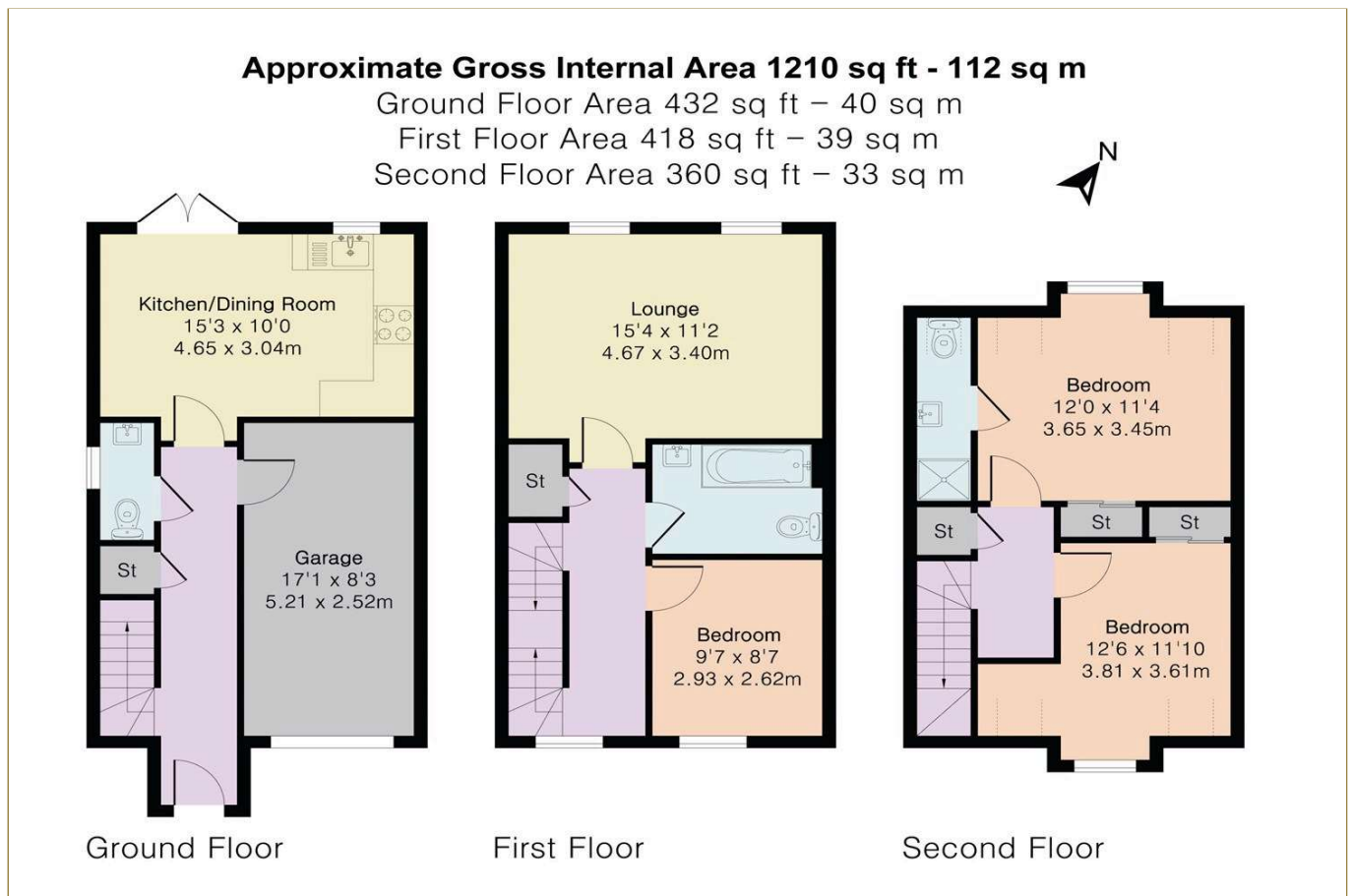
**ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**

Energy Rating 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/0390-2271-2440-2905-5881>

**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

