

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



MOSS CLOSE, CAVERSHAM READING, RG4 5HH

£475,000

A spacious four bedroom townhouse peacefully situated in a quiet cul-de-sac off the private Derby Road less than half a mile from Caversham centre, includes a secluded south facing 50ft rear garden and garage. Presented in good decorative order with no chain

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SITUATION

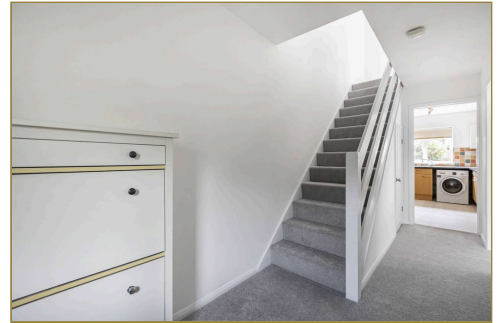
Caversham is situated just north of the River Thames, offering a wide range of shops, bars and restaurants, together with excellent schooling. Reading Station servicing London (Paddington 25 minutes) is within half a mile of Caversham Bridge and has been further complemented with the arrival of Crossrail.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

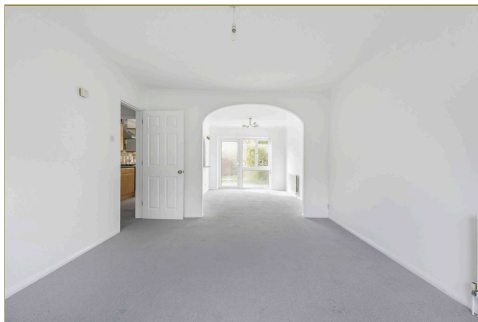
Covered entrance porch and uPVC double glazed front door to

RECEPTION HALL

With radiator, staircase to first floor and understairs storage cupboard housing meters

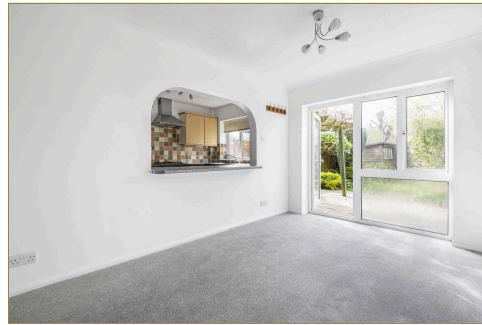
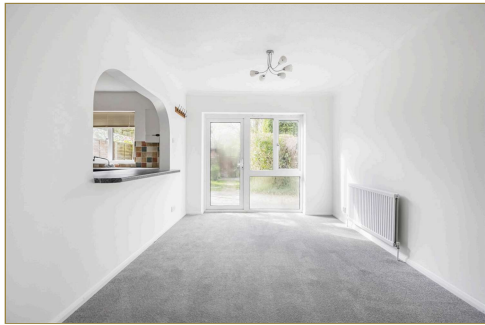
**LIVING ROOM**

Front aspect double glazed window, radiator, archway through to



DINING ROOM

With rear aspect double glazed window and matching double glazed door to garden, radiator, serving opening from kitchen

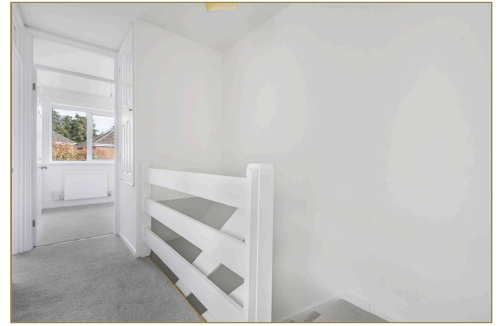
**FITTED KITCHEN**

Comprising 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 double oven, plumbing for washing machine and integrated fridge/freezer, wall mounted gas boiler, rear aspect double glazed window and serving arch to dining room



STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING

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



BEDROOM ONE

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



BEDROOM TWO

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



BEDROOM THREE

With rear aspect double glazed window, radiator



BEDROOM FOUR

With front aspect double glazed window, radiator



BATHROOM

White suite comprising steel bath, wash hand basin with cupboard space below, W.C., with matching tiled walls, extractor fan, radiator

**REAR GARDEN**

At the rear of the property is a secluded south facing garden with meandering paved pathway stretching the length with rear courtesy gateway access, timber storage shed and paved patio area adjacent to the property with pergola and mature wisteria. The gardens are enclosed by timber fencing and mature evergreen hedging and extend approx. 50ft



GARAGE

There is also a garage in a nearby block



OUTSIDE

The front of the property is entered via a peaceful walkway with pathway leading to front door and open lawned garden area to the front with mature evergreens



DIRECTIONS

From central Caversham proceed north up Prospect Street at the traffic lights fork left into Peppard Road, turn right into Derby Road and left into Moss Close

TENURE

Freehold

SCHOOL CATCHMENT

The Hill Primary School
Highdown School and Sixth Form Centre

COUNCIL TAX

Band D

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/4300-2539-0422-6307-3943>

FLOOR PLAN

These floor plans are for guidance purposes only and are not to scale

Approximate Gross Internal Area 1135 sq ft - 106 sq m

Ground Floor Area 501 sq ft – 47 sq m

First Floor Area 501 sq ft – 47 sq m

Garage Area 133 sq ft – 12 sq m

