

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**ELSTOW AVENUE, CAVERSHAM PARK
READING, RG4 6RX**

£525,000

A spacious four bedroom detached residence built to the Dowell Keith design with sunken living room, peacefully situated at the favoured top end of the village with enclosed front and rear gardens, garage and parking, just a few hundred yards from shops, schools and amenities including Clayfield Copse

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SITUATION

Ideally located close to Clayfield Copse Nature Reserve which includes open meadows and native woodland ideal for country walks and bike rides. Beyond are the local playing fields, tennis courts and Blackhouse Woods that lead in to the south Oxfordshire countryside. There are a choice of golf courses and the additional Mapledurham health & fitness club

ENTRANCE

Front door with front to rear hallway access, meter cupboard, door to

KITCHEN/DINING ROOM

Dual aspect naturally segregated for kitchen and dining areas

KITCHEN comprising single drainer one and a half bowl stainless steel sink unit with mixer tap and cupboards under, further range of both floor standing and wall mounted eye level units with laminated work surfaces and tiled surrounds. Inset four ring electric hob with extractor hood above and split level double oven, plumbing for washing machine and dishwasher, appliance space for fridge/freezer, tiled floor, leading through to

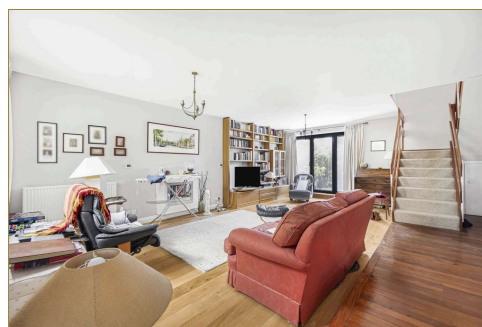
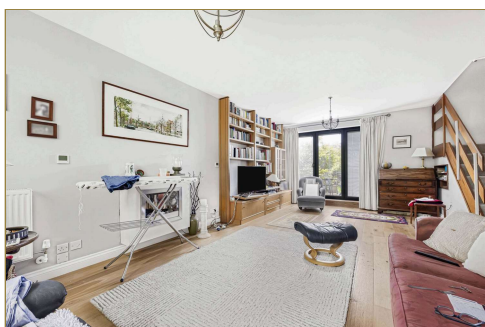


DINING AREA with room for large table and chairs, vertical radiator, front aspect window



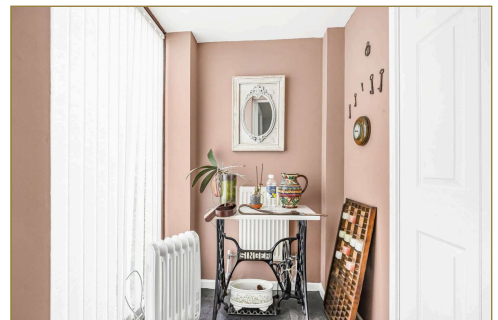
LIVING ROOM

Magnificent split level room with oak style flooring, dual aspect with front double glazed bifold doors and rear window, two radiators, staircase to first floor with understairs storage cupboard, full width range of built in cupboards with built in bar area



REAR LOBBY

With door to



CLOAKROOM

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

STAIRCASE FROM LIVING ROOM TO FIRST FLOOR LANDING

With front aspect window, access to loft space above

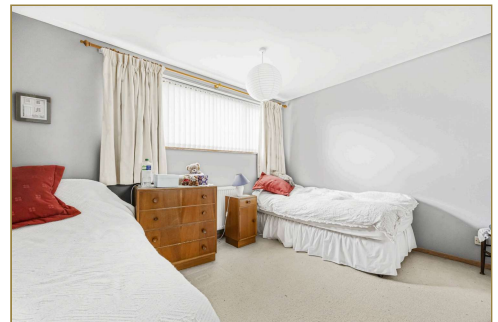
BEDROOM ONE

With front aspect double glazed window, radiator, twin built in double wardrobes



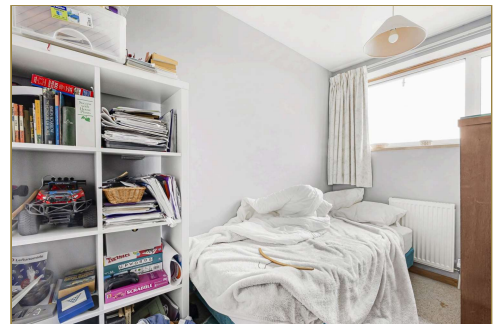
BEDROOM TWO

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



BEDROOM THREE

With rear aspect double glazed window, radiator, built in wardrobe and airing cupboard housing gas boiler



BEDROOM FOUR

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



BATHROOM

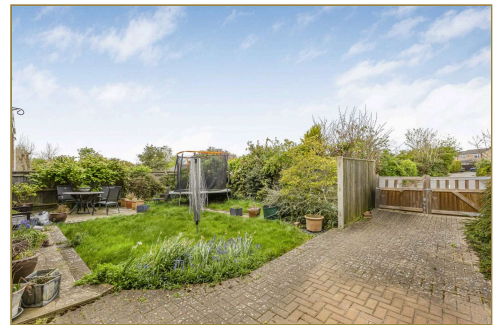
Suite comprising bath with independent shower and glass deflector, wash hand and low level W.C., stainless steel heated towel rail, rear aspect obscure double glazed window, contrasting tiled walls and floor

**REAR GARDEN**

To the rear of the property is a fully enclosed garden with gateway access, pea shingle with mixture of brick retained wall and timber fence enclosures

**OUTSIDE**

The front of the property is entered via timber gates and block paved driveway leading to

**GARAGE**

With up and over door, power and light

PARKING

Off road parking for two vehicles

FRONT GARDEN

Fully enclosed garden with timber fencing mainly laid to lawn with paved patio area adjacent to bifold doors to living room, the garden enjoys a south westerly aspect and high degree of seclusion

**DIRECTIONS**

From central Caversham proceed north up Prospect Street, at the traffic lights fork left onto the Peppard Road, continuing to Emmer Green passing the shops on the right hand side, turn right into Kiln Road and immediate right into Caversham Park Road, turn right into Abingdon Drive and left into Elstow Avenue

SCHOOL CATCHMENT

Caversham Park 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/9760-3049-1204-2195-3204>

FLOOR PLAN

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

Approximate Gross Internal Area 1667 sq ft - 155 sq m

Ground Floor Area 1000 sq ft – 93 sq m

First Floor Area 667 sq ft – 62 sq m



LOCATION

This image is for indicative purposes and cannot be relied upon as wholly correct

