

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



PEMBROKE PLACE, CAVERSHAM READING, RG4 5HU £485,000

A 1930's extended bay fronted three bedroom semi-detached home with front and rear additions, set in a peaceful cul-de-sac with parking, within a few hundred yards of local shops and within approximately one mile of Caversham centre and Reading railway station

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SITUATION

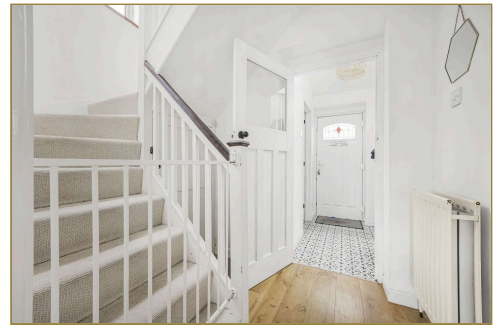
Caversham is situated just north of the River Thames, offering a wide range of shops, bars and restaurants, together with excellent schooling. Reading Station servicing London (Paddington 25 minutes) is within half a mile of Caversham Bridge and has been further complemented with the arrival of Crossrail.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

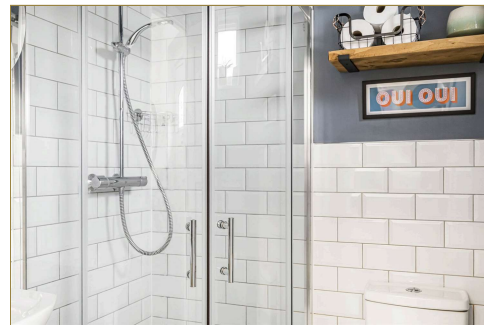
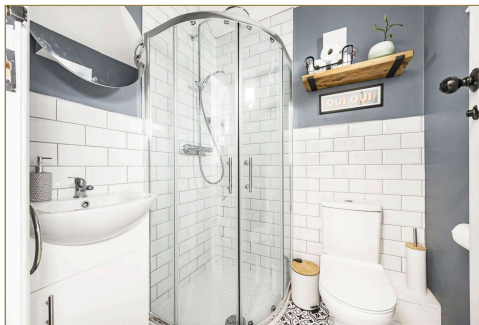
Front door with stained glass leadlight insert to

EXTENDED ENTRANCE HALL

With vaulted ceiling and Velux window

**DOWNSTAIRS SHOWER ROOM**

With corner shower, wash hand basin with cupboard space below, W.C., contrasting tiled walls and floor, front obscure double glazed window, heated towel rail



Door from entrance hall to

RECEPTION HALL

With radiator, staircase to first floor and understairs storage cupboard. Door to

LIVING ROOM

With front aspect feature double glazed bay window, central fireplace with fitted wood burning stove, radiator, picture rails and oak style flooring





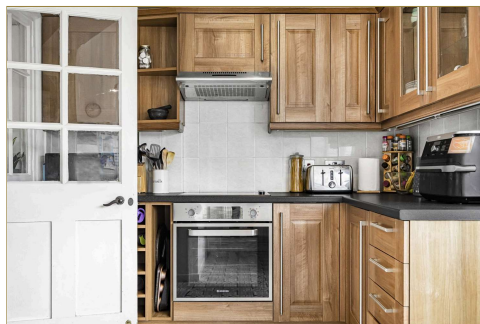
DINING ROOM

With dual aspect double glazed window, built in cupboard, radiator and oak style flooring



EXTENDED KITCHEN

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 work surfaces and tiled surrounds, inset four ring hob with extractor hood above and oven below, plumbing for washing machine and dishwasher, appliance space for fridge/freezer. Concealed lighting, radiator, rear aspect double glazed window and French doors to garden



STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING

With front and side double glazed windows, access to loft space above, built in airing cupboard housing gas boiler with shelving

**BEDROOM ONE**

With front aspect double glazed bay window, radiator, picture rails

**BEDROOM TWO**

With front aspect double glazed window, radiator, picture rails

**BEDROOM THREE**

With rear aspect double glazed window, picture rails



BATHROOM

Comprising panelled bath, wash hand basin, W.C., tiled surrounds and side aspect obscure double glazed window, heated towel rail

**REAR GARDEN**

At the rear of the property is a pleasant level and mainly secluded garden, laid to lawn with paved patio adjacent to the property, soft play area, large timber storage shed, shrub borders and wrought iron gates providing access front to rear, outside power. The gardens are enclosed by timber fencing and stretch approximately 50ft.

**OUTSIDE**

The front of the property is entered via pea shingled driveway providing off road parking for two vehicles and leading to front door, there is also a shared driveway along the side of the property



DIRECTIONS

From central Caversham proceed north up Prospect Street, at the traffic lights fork right into Henley Road, turn left into Chiltern Road and first right into Pembroke Place

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 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/8502-3975-4329-5597-0133>

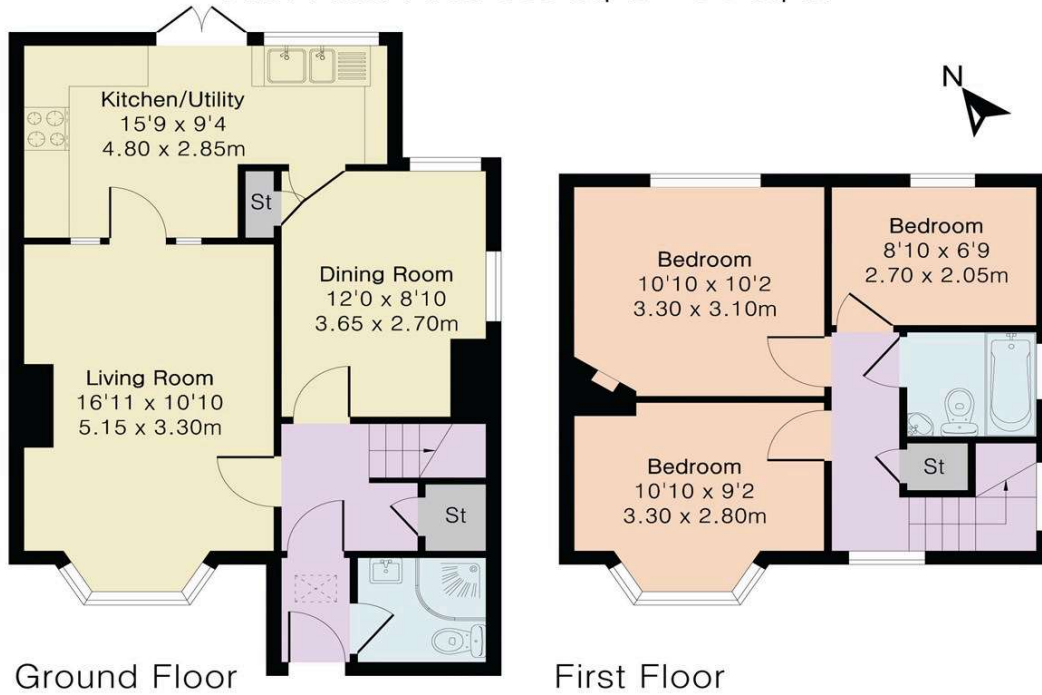
FLOOR PLAN

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

Approximate Gross Internal Area 889 sq ft - 83 sq m

Ground Floor Area 524 sq ft – 49 sq m

First Floor Area 365 sq ft – 34 sq m



LOCATION

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

