

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**MATLOCK ROAD, CAVERSHAM HEIGHTS
READING, RG4 7BP**

Price Guide £825,000

A fine Edwardian style four bedroom semi detached home with accommodation over three floors and having been generously extended to provide genuine flexibility. Set in a favoured road with totally secluded west facing garden and presented in excellent decorative order throughout

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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

Leadlight front door to

EXTENDED ENTRANCE LOBBY

With front aspect double glazed window, cloaks and shelving area, original front door to

RECEPTION HALL

With encased radiator, staircase to first floor, understairs storage cupboard, further walk in understairs cupboard with water softener

**CLOAKROOM**

With W.C., wash hand basin with cupboard space below

**SITTING ROOM**

With front aspect feature double glazed square bay window with radiator, central ornamental fireplace with hearth, surround and mantel over, picture rails



STUDY

With front aspect double glazed window, radiator



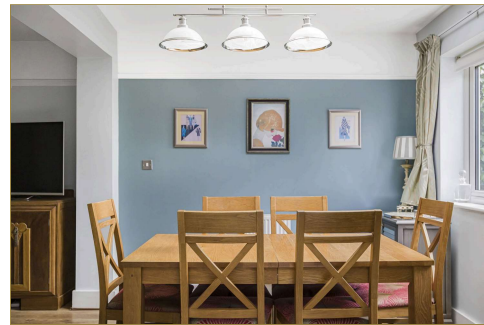
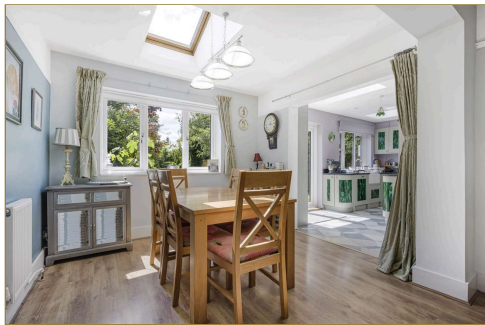
EXTENDED LIVING/DINING ROOM

Naturally segregated for living and dining areas

LIVING AREA with central fireplace with wood burning stove, picture rails



DINING AREA with room for table and chairs, radiator, picture rails, rear aspect double glazed window and overhead double glazed Velux skylight window



This room links through to

EXTENDED KITCHEN/BREAKFAST ROOM

Beautifully fitted Art Deco design with Belfast sink unit with mixer tap and cupboard under, further extensive range of both floor standing and wall mounted eye level units with granite work surfaces and surrounds, with range cooker, extractor hood above, integrated fridge/freezer and dishwasher, breakfast bar and shelving. Double glazed window and matching double glazed French doors to patio and garden, overhead double glazed Velux window, stainless steel heated towel rail



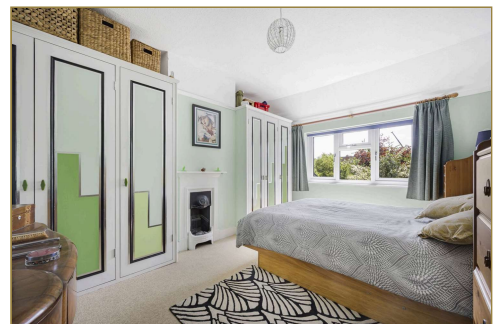
UTILITY ROOM

Comprising single drainer stainless steel sink unit with mixer tap and cupboards under, further eye level units and shelving, plumbing for washing machine and tumble dryer, space for additional fridge/freezer, wall mounted gas boiler

STAIRCASE FROM RECEPTION HALL TO SPLIT LANDING

BEDROOM ONE

With rear aspect double glazed window, ornate original fireplace with surround and mantel over, twin fitted Art Deco style recessed wardrobes, picture rails, radiator



BEDROOM TWO

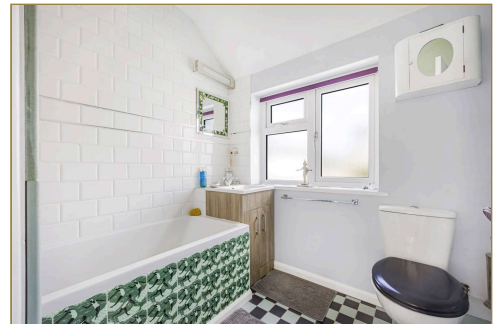
With front aspect double glazed bay window, picture rails, radiator, ornate ornamental fireplace with surround and mantel over and recessed wardrobe and cupboard space

**BEDROOM THREE**

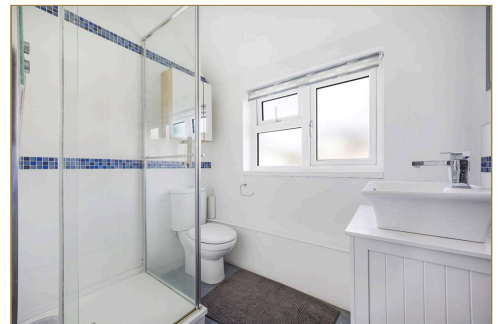
With twin rear aspect double glazed windows. radiator, inbuilt desk area with shelving, storage cupboard and built in double wardrobe with cupboard space above

**BATHROOM ONE**

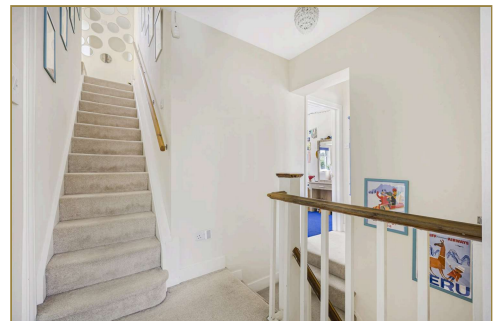
With tile encased bath with independent shower unit with bifold deflector, wash hand basin with cupboard space below, W.C., with contrasting tiled walls and floor and front aspect obscure double glazed window, built in medicine cupboards

**BATHROOM TWO (SHOWER ROOM)**

Comprising fully tiled shower cubicle, wash hand basin with cupboard space below, W.C., with tiled surrounds and floor, stainless steel heated towel rail, front aspect obscure double glazed window

**STAIRCASE FROM FIRST FLOOR TO SECOND FLOOR LANDING**

With rear aspect double glazed window



BEDROOM FOUR

Dual aspect with front double glazed Velux window and rear double glazed window, fitted recessed shelving, desk, radiator and eaves storage cupboard

**HOBBIES ROOM/OFFICE**

Dual aspect with twin front double glazed Velux windows and rear double glazed window. This room provides various options of use with inbuilt desk and work surfaces, sink with mixer tap and cupboard below, recessed shelving and eaves storage cupboard providing option to further convert, radiator

**REAR GARDEN**

At the rear of the property is a level established and secluded garden predominately laid to lawn with an abundance of bordering mature trees, hedges and evergreens to the side and rear providing excellent year round seclusion. At the rear of the garden is a large timber storage shed and potting shed, wood store and compost area with wild garden producing seasonal flowers. The gardens enjoy a westerly facing aspect and extend in the region of 80ft with excellent seclusion and privacy





There is a paved patio area adjacent to the property with outside lighting, power and water tap, including solar panels



OUTSIDE

The front of the property is entered via a cobble paved driveway providing off road parking. Low maintenance with flower bed and a mixture of mature hedged and timber fenced enclosure



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. Proceed up St. Peter's Hill into the Woodcote Road, turning right into Highmoor Road and left in Matlock Road

TENURE

Freehold

APPROXIMATE SQUARE FOOTAGE

2147sq ft. This is an approximate measurement taken from the EPC which measures the heated habitable space

SCHOOL CATCHMENT

Caversham Primary School

The Heights 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

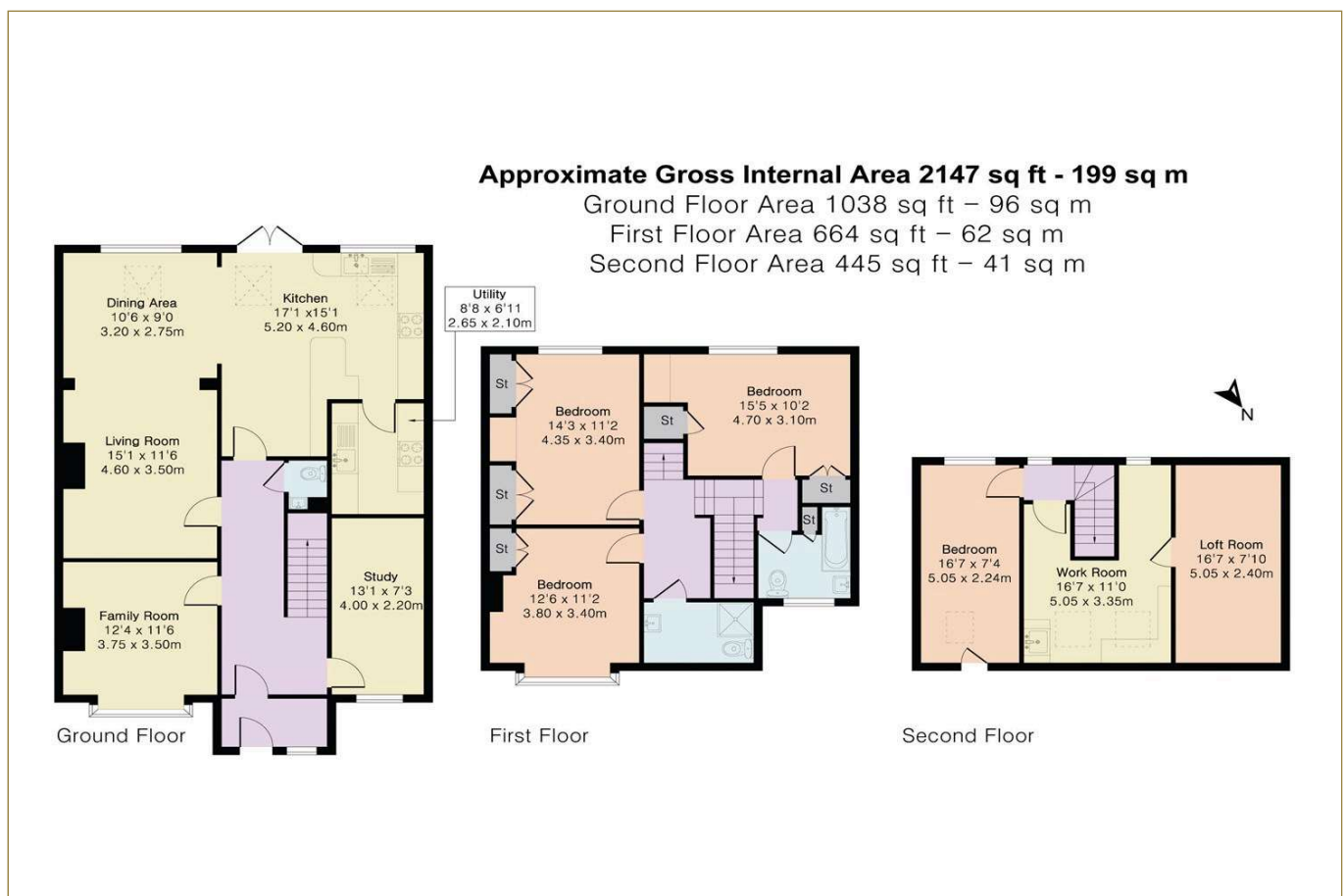
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

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/8390-7787-0522-6403-3943>

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

