

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



SHIPLAKE BOTTOM, PEPPARD COMMON HENLEY-ON-THAMES, RG9 5HP

£575,000

A charming three bedroom home benefitting from additional attached garden room and garage to the rear. Well presented throughout, the property offers 18ft living room, kitchen/breakfast room, downstairs cloakroom, ensuite shower room and family bathroom. Located only a 15 minute walk to local shops. Henley on Thames 5 miles & Reading station 5 miles. No onward chain

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
T 0118 946 1800 W www.farmeranddyer.com
E info@farmeranddyer.com

ENTRANCE HALL**DOWNSTAIRS CLOAKROOM**

Two piece suite comprising: fitted w.c, wash hand basin, front aspect

LIVING ROOM

Super open room with door leading to rear garden and opening through to:

**GARDEN ROOM**

Excellent room with tiled flooring overlooking the garden with double doors leading on to the patio. This room is ideal as a dining room or home office

**KITCHEN/BREAKFAST ROOM**

Well fitted with worktops including one and a half sink unit, range of cupboards and drawers with pelmet lighting, fitted hob with electric oven under and stainless steel extractor hood over, integrated dishwasher, integrated fridge freezer, space for table and chairs, tiled floor, front aspect feature bay window

**STAIRCASE TO FIRST FLOOR**

Airing cupboard and access to loft space

BEDROOM ONE

Front aspect, built in double wardrobe, door to:



ENSUITE SHOWER ROOM

Three piece suite comprising: shower cubicle, fitted w.c, wash hand basin, side aspect

BEDROOM TWO

Rear aspect, built in double wardrobe



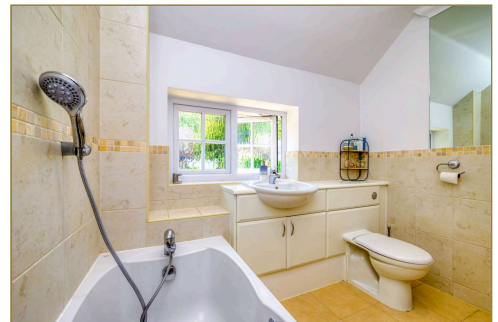
BEDROOM THREE

Rear aspect



FAMILY BATHROOM

Three piece suite comprising: panel bath, fitted w.c and wash hand basin, tiled walls, front aspect



GARDEN

The front of the property is approached along a short pathway with small garden area and there is a useful side access gate



To the rear of the property is a low maintenance garden with pathway to garage and shingle area, enclosed by fencing and hedging

**GARAGE & PARKING**

Access via driveway to the rear of the property - within a block of three garages, it is the left hand side garage immediate to the rear garden with up and over door and loft storage. There is allocated parking to the front of the garage.

**TENURE**

Freehold

There are communal areas to this development that are maintained under an agreement with an annual charge of £624 (2024).

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

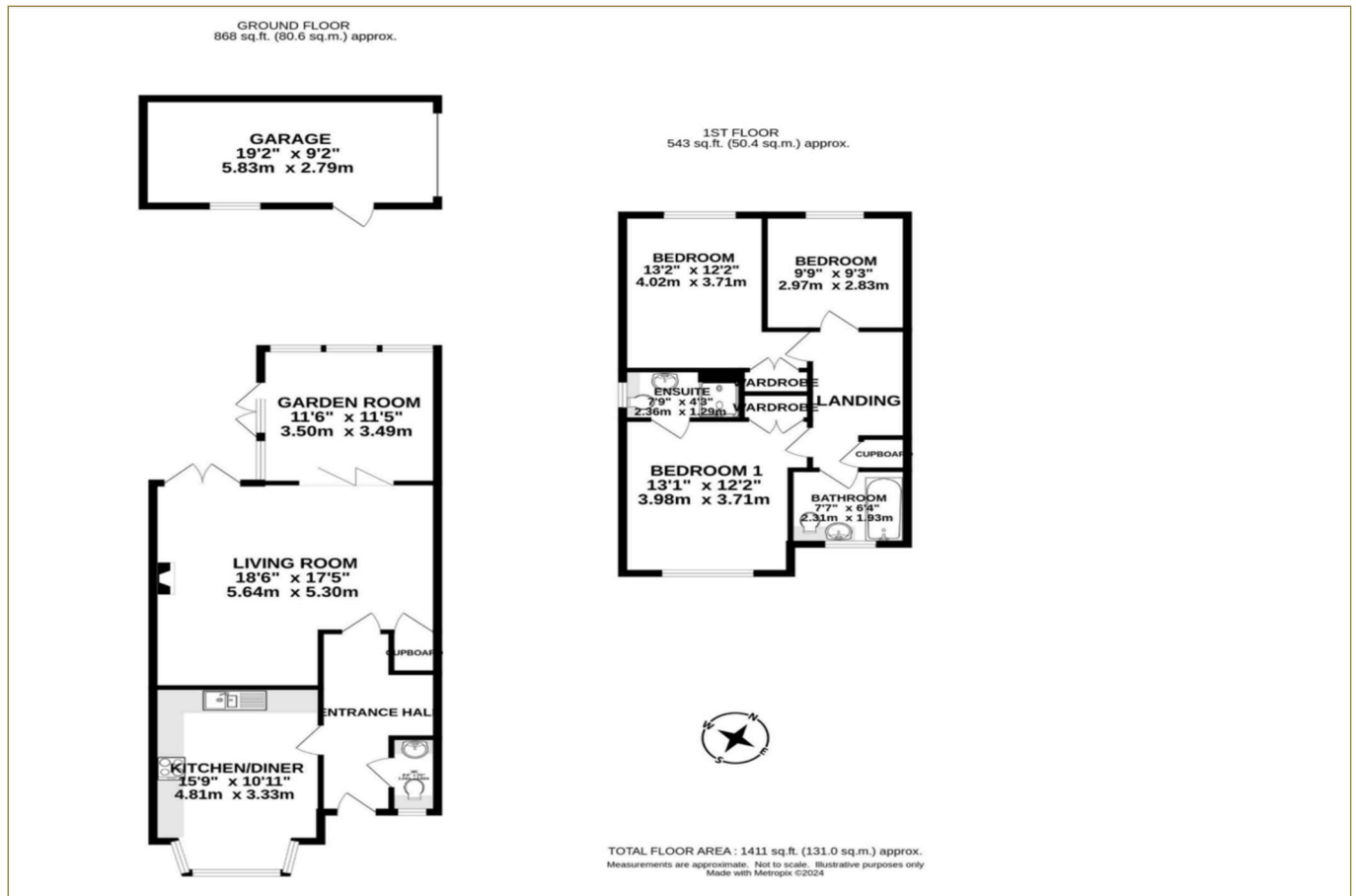
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

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/2638-9061-7216-6851-3910>

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

