

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



ABBOTTSLEIGH GARDENS, CAVERSHAM READING, RG4 6LA

£725,000

Superbly presented and particularly spacious four bedroom detached family home built approximately 20 years ago by Bewley Homes, offering over 1,650sq. ft. of internal floor space and occupying a secluded south west facing rear garden, garage and parking. Peacefully situated in a favoured cul-de-sac just a short walk from Micklands School. Less than two miles from both Reading railway station and Caversham centre

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB

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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 front door to

**RECEPTION HALL**

Spacious hallway with staircase to first floor, understairs storage cupboard, door to

**CLOAKROOM**

Two piece suite comprising wash hand basin and low level W.C.

**LIVING ROOM**

20ft living room with fireplace, front bay window



DINING ROOM

Double doors to rear garden, double doors to access kitchen



KITCHEN

Modern fitted kitchen, double oven with gas hob, built in cupboards, window overlooking garden



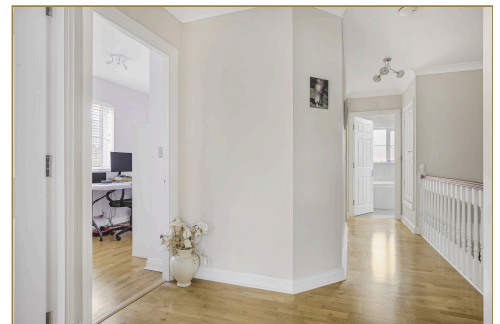
UTILITY ROOM

With sink unit, plumbing for washing machine, appliance space for tumble dryer, door to garden and internal access to garage



STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING

With built in airing cupboard



MASTER BEDROOM

Bay window, en-suite, built in cupboards



EN-SUITE SHOWER ROOM

Newly refurbished comprising double width shower, low level W.C., wash hand basin, chrome radiator, tiled walls and floor, side aspect



BEDROOM TWO

Double bedroom, overlooking back garden, built in cupboards



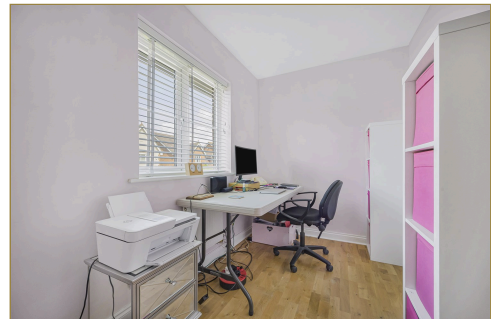
BEDROOM THREE

Double bedroom overlooking rear garden with built in cupboards



BEDROOM FOUR

Currently used as an office, single bedroom



FAMILY BATHROOM

Newly refurbished comprising corner bath, wall mounted wash hand basin with drawers below, low level W.C., chrome towel rail, tiled walls and floor



GARDEN

Enclosed private rear garden, South West facing



OUTSIDE

Driveway providing ample parking with garage access



DIRECTIONS

From central Caversham proceed north up Prospect Street, at the traffic lights fork right into Henley Road and proceed approx. 1 mile turning left into Micklands Road, right into Hawthorne Road and left into Woods Road, bear left and at the end bear right into Abbotsleigh Gardens

TENURE

Freehold

SCHOOL CATCHMENT

Micklands 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

APPROXIMATE SQUARE FOOTAGE

1,666sq ft. This is an approximate measurement taken from the EPC which measures the heated habitable space

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/9090-3922-4202-1162-6204>

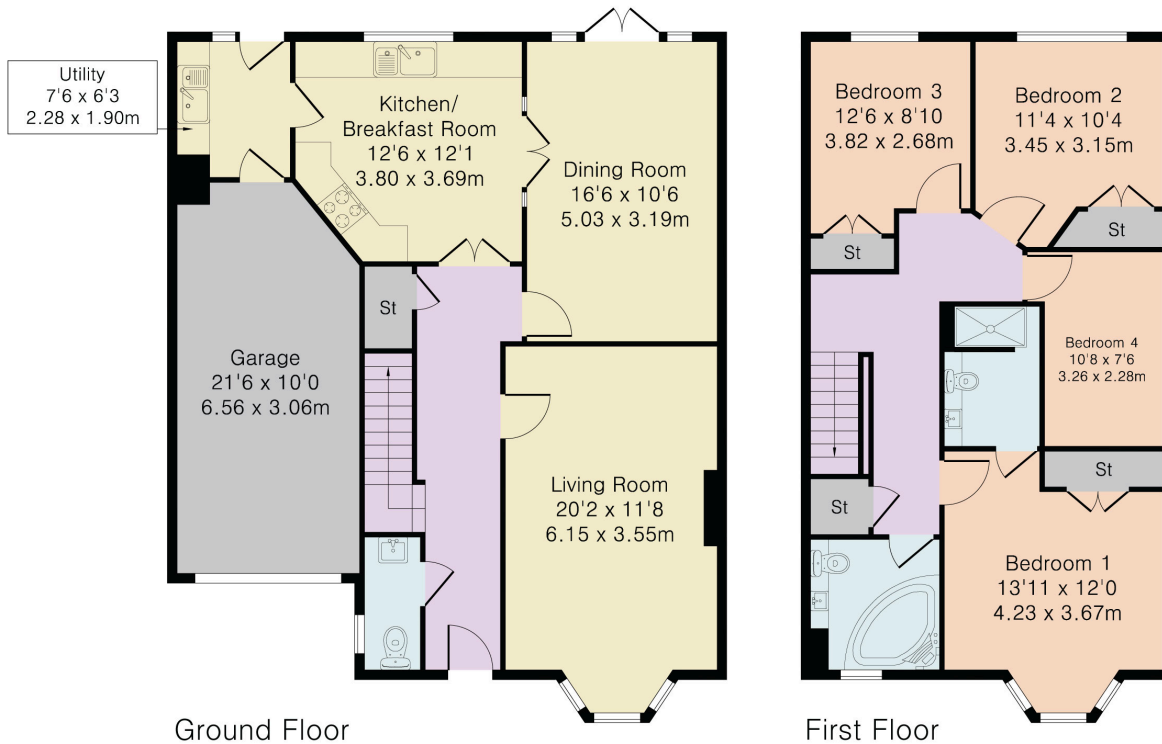
FLOORPLAN

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

Approximate Gross Internal Area 1666 sq ft – 155 sq m

Ground Floor Area 984 sq ft – 91 sq m

First Floor Area 682 sq ft – 63 sq m



LOCATION

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

