

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



ILKLEY ROAD, CAVERSHAM HEIGHTS CAVERSHAM, RG4 7BD

£775,000

A well presented four bedroom detached home with a delightful good sized garden and 16ft garage. Includes living room, dining room, home office/bedroom 4, 15ft kitchen, three upstairs bedrooms and bathroom. Offers almost 2000sqft of light and airy accommodation and situated just over one mile to Reading station.

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ENTRANCE PORCH**ENTRANCE HALL**

Spacious reception area measuring 18ft in length with stairs to first floor and cupboard, woodblock flooring

**CLOAKROOM**

Two piece suite comprising w.c, wash hand basin, recess providing space for washing machine, radiator, front aspect

**LIVING ROOM**

With large window and doors leading to rear garden, feature stone fireplace offering open fire facility, radiator, double doors to dining room



DINING ROOM

Large rear aspect window, radiator, serving hatch

**FAMILY ROOM/BEDROOM FOUR**

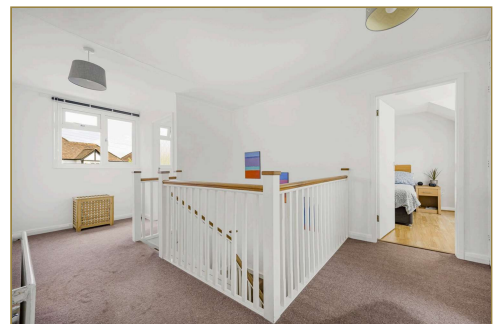
Front aspect, radiator - useful room which can be used for variety of uses such as playroom, home office etc

**KITCHEN**

15ft room, well presented with worktops, sink unit, range of cupboards and drawers, central fitted Neff gas hob with stainless steel extractor over and oven below, rear aspect, useful larder cupboard, further door to side porch with utility cupboard and storage

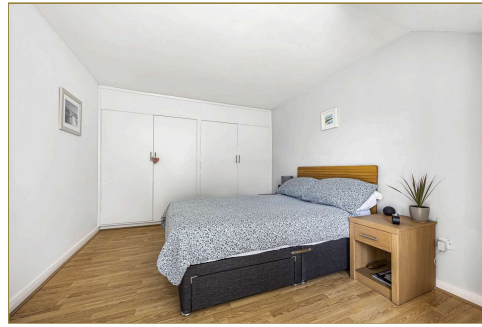
**STAIRCASE TO FIRST FLOOR LANDING**

Excellent sized landing area with airing cupboard and front aspect window



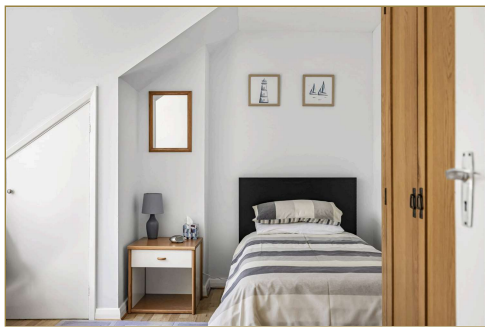
BEDROOM ONE

Rear aspect, radiator, built in double wardrobes, storage cupboard



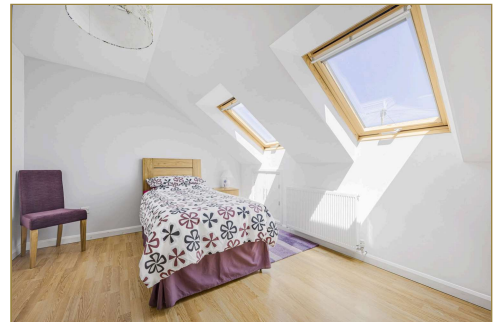
BEDROOM TWO

Rear aspect, radiator, storage cupboard



BEDROOM THREE

Two velux style windows, radiator, useful eaves storage space



SEPARATE W.C

Comprising w.c and front aspect window, further access to 10ft storage cupboard



FAMILY BATHROOM

Three piece suite comprising: panelled bath with independent electric shower, wash hand basin, towel radiator, tiled walls, rear aspect

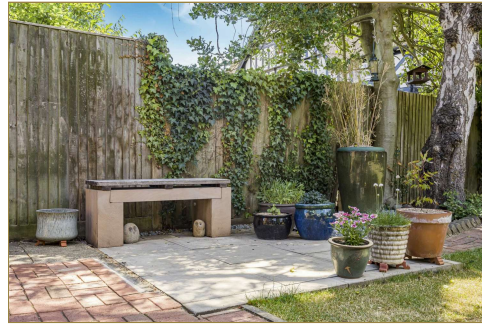
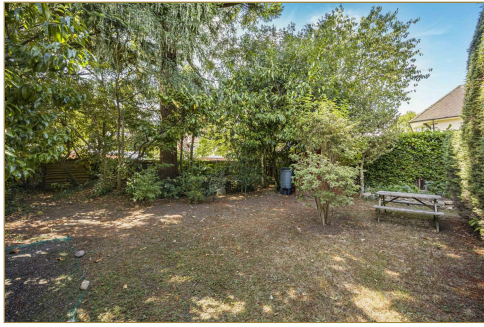
**OUTSIDE**

To the front of the property is a driveway providing off road parking for three vehicles. There is a small lawned area with flower/shrub borders and side gate to rear garden

**REAR GARDEN**

To the rear is a delightful rear garden, approx. 80ft in length, principally lawned with attractive hedging and brick pathway. There is a vegetable plot and compost area to the very rear with rear access gate





GARAGE

16ft in length with side window

SCHOOL CATCHMENT

Caversham Primary School

The Heights Primary School

Highdown School and Sixth Form Centre

COUNCIL TAX

Band F

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 E

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/8128-7129-5710-4629-2976>

FLOOR PLAN

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

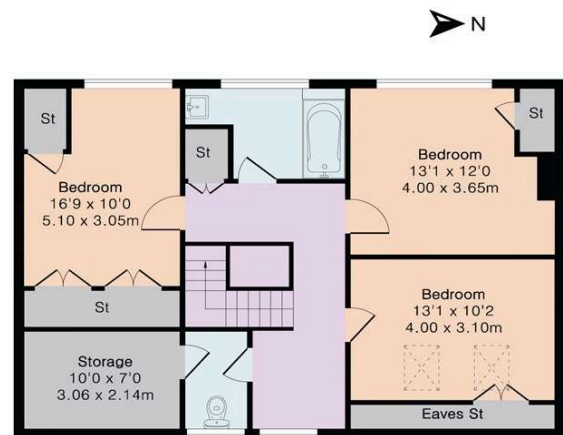
**Approximate Gross Internal Area 1994 sq ft - 185 sq m
(Including Garage)**

Ground Floor Area 1185 sq ft – 110 sq m

First Floor Area 809 sq ft – 75 sq m



Ground Floor



First Floor

LOCATION

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

