

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



GROSVENOR ROAD, CAVERSHAM READING, RG4 5EN

£995,000

An impressive four storey five bedroom detached residence offering excellent family living accommodation including an 18ft cinema room and a 19ft master bedroom suite. With over 2000 sqft. of accommodation, this well presented home is set along this sought after tree lined private road approx. 1.5 miles to Reading station. Benefiting from underfloor heating on three floors, parking for several cars and a secluded rear garden. No onward chain

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SITUATION

A super family home built to a high specification in 2004. Located in this desirable setting ideal for the commuter with easy access to reading mainline station.

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

RECEPTION HALL

Travertine stone floor with underfloor heating, stairs down to lower ground floor, door to



CLOAKROOM

Two piece suite comprising W.C., corner wall mounted wash hand basin, tiled floor with underfloor heating, spotlights

LIVING/DINING ROOM

Dual aspect, travertine tiled floor with underfloor heating, feature open fireplace, double doors to rear, spotlights



**KITCHEN/BREAKFAST ROOM**

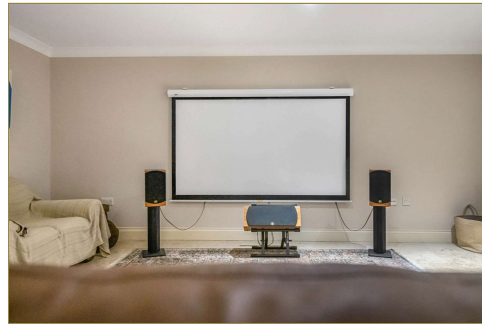
Dual aspect, fitted with woodblock worktops, enamel double Butler sink unit, fitted gas hob with stainless steel extractor overhead, integrated oven with integrated Bosch microwave, range of eye level and base units, space for dishwasher and fridge freezer, breakfast bar with seating for four

Utility Area; Worktops, cupboard housing boiler, space for washing machine and tumble dryer, half glazed side door, slate floor with underfloor heating, spotlights

**STAIRCASE FROM RECEPTION HALL TO LOWER GROUND FLOOR**

CINEMA ROOM

Super cinema/entertainment room, travertine tiled floor with underfloor heating, spotlights, wired entertainment system and selective lighting, door to useful store room (10'8 x 5'9)

**STORE/BOOT ROOM**

Side aspect, side glazed door to outside steps, travertine tiled floor with underfloor heating

**SERVICES ROOM**

9'11 (3.02m) x 5'2 (1.57m)

Suitable for further storage, gas and electric meters, access to underfloor heating services - controlling eight zones, Megaflo hot water cylinder, travertine tiled floor

STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING

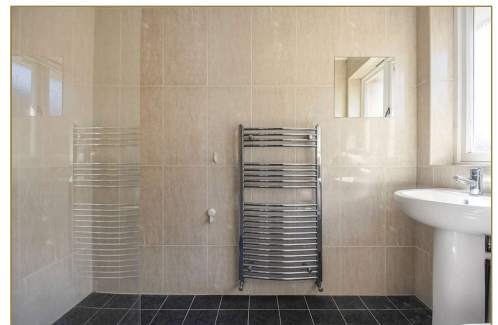
Access to four bedrooms and main bathroom, rear aspect window, staircase to master bedroom suite

BEDROOM TWO

Rear aspect, engineered wood flooring with underfloor heating, door to

**ENSUITE WETROOM**

Comprising, shower, W.C., wash hand basin, tiled walls and floor, side aspect, chrome heated towel rail, spotlights



BEDROOM THREE

Front aspect, wardrobe, engineered wood floor with underfloor heating



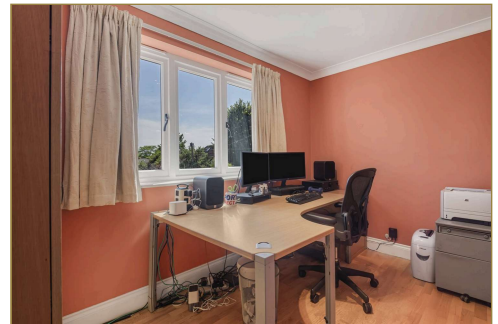
BEDROOM FOUR

Side aspect, wardrobe, engineered wood floor with underfloor heating



BEDROOM FIVE

Front aspect, engineered wood floor with underfloor heating



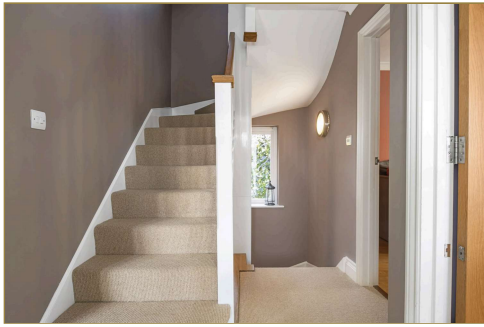
FAMILY BATHROOM

Three piece suite comprising panelled bath, W.C., pedestal wash hand basin, tiled surrounds and tiled floor with underfloor heating, front aspect, spotlights



STAIRCASE FROM FIRST FLOOR TO SECOND FLOOR

Large feature circular window overlooking rear garden, door to

**MASTER BEDROOM**

Super room with two Velux windows and a feature front window, eaves storage, 7' walk in wardrobe, solid oak floor, door to

**ENSUITE BATHROOM**

Three piece suite comprising panelled bath, W.C., fitted wash hand basin and cupboard, heated towel radiator, wood floor with underfloor heating, Velux window



REAR GARDEN

Well designed garden with paved pathway leading to large paved entertaining area (20' x 16'), curved path with shrub borders to main lawned garden, well screened with flower beds and useful storage shed

**OUTSIDE**

The property is entered via a partially shared drive providing parking for several vehicles, steps to lower ground floor, outside lighting



PRIVATE ROAD CONTRIBUTION FUND

£108.85 per annum



AERIAL VIEWS



DIRECTIONS

From central Caversham, proceed up Prospect Street and at the traffic lights, bear right into Henley Road and turn left into Grosvenor Road

TENURE

Freehold

APPROXIMATE SQUARE FOOTAGE

2,150 sq ft. This is an approximate measurement taken from the EPC which measures the heated habitable space

SCHOOL CATCHMENT

The Hill Primary School
Highdown School and Sixth Form Centre

COUNCIL TAX

Band G

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/2176-3050-8205-5265-8204>

FLOOR PLAN

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

Approximate Gross Internal Area 2150 sq ft - 200 sq m

Lower Ground Floor Area 557 sq ft – 52 sq m

Ground Floor Area 525 sq ft – 49 sq m

First Floor Area 563 sq ft – 52 sq m

Second Floor Area 505 sq ft – 47 sq m



LOCATION

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

