

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### **WESTFIELD ROAD, CAVERSHAM READING, RG4 8HL**

**£425,000**

Within an 18 minute walk of Reading train station stands this stunning two bedroom period home. Offering two well proportioned reception rooms, two double bedrooms, modern refitted kitchen, with upstairs bathroom and added bonus of a utility room and downstairs W.C. The home also offers a stunning rear garden with rear access

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 HALL**

Light entrance hall with traditional tiles and period features

**LIVING ROOM**

Stunning living room with bay window and wooden flooring

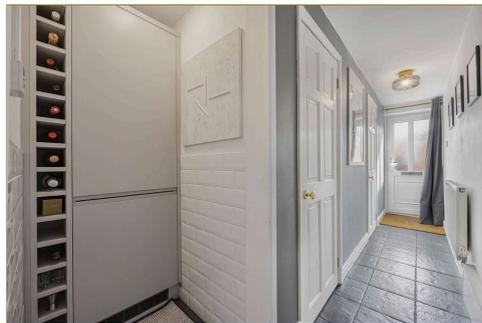
**DINING ROOM**

Beautifully decorated dining room, with access to kitchen and understairs storage



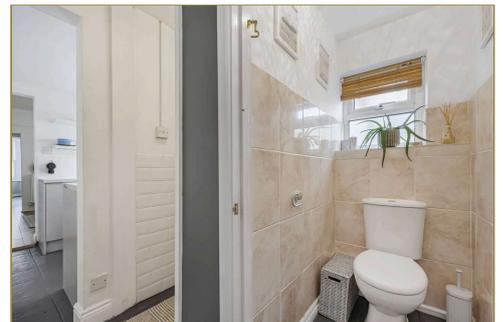
**KITCHEN**

Wren kitchen with built in dishwasher, fridge freezer, wine rack, induction hob and electric oven



**W.C.**

Downstairs W.C.



### UTILITY ROOM

Added bonus of utility room with space for washing machine and dryer, with downstairs W.C. next door



### STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING



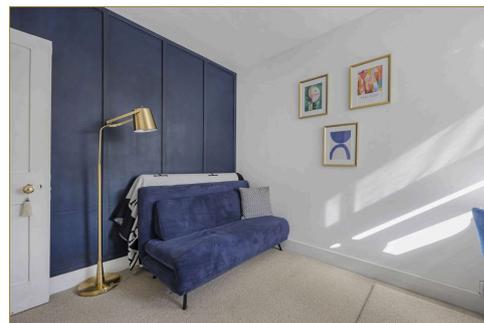
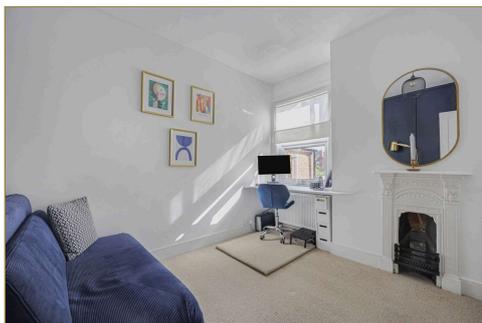
### BEDROOM ONE

Beautifully presented 12ft by 10ft double bedroom with period fireplace and access to loft space



### BEDROOM TWO

Good size double bedroom to the rear of the property



**BATHROOM**

Modern refitted four piece bathroom



**REAR GARDEN**

Re modelled and easy to maintain garden with rear access gate



**DIRECTIONS**

Leave Caversham centre via Gosbrook Road, turn left into Westfield Road

**TENURE**

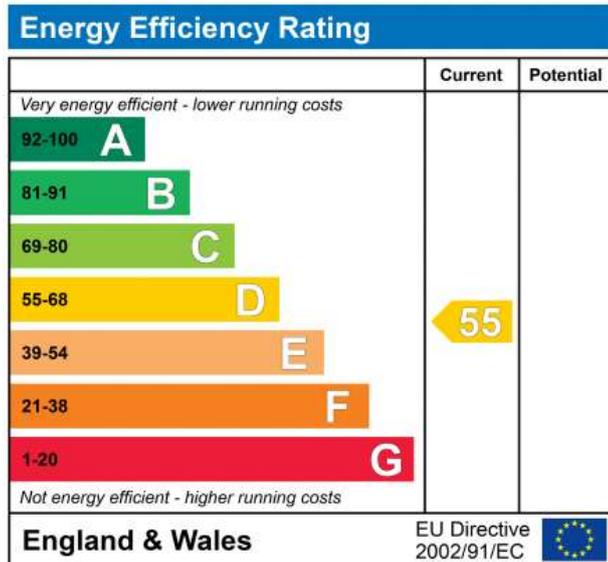
Freehold

**COUNCIL TAX**

Band C

**ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT****Energy Rating D**

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/8995-6825-1729-9706-0083>

**SCHOOL CATCHMENT**

Thameside Primary School

Highdown School and Sixth Form Centre

**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

**FLOORPLAN**

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

**Approximate Gross Internal Area 912 sq ft - 85 sq m**

Ground Floor Area 513 sq ft – 48 sq m

First Floor Area 399 sq ft – 37 sq m

