

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



**ST JOHNS ROAD, CAVERSHAM  
READING, RG4 5AN**

**£425,000**

A delightful bay fronted Victorian end terraced home presented in excellent decorative order, with spacious living and dining room, fitted kitchen, two bedroom's with high ceilings and large shower room. Complemented by 60ft well maintained west facing secluded garden, conveniently positioned within a mile of both Caversham centre and Reading railway station

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**SITUATION**

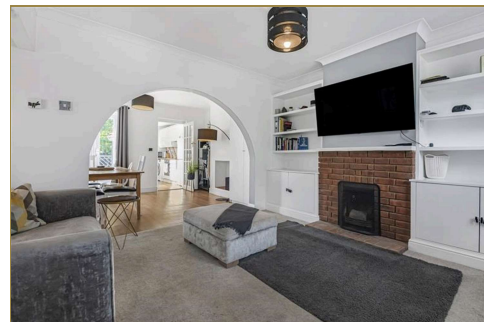
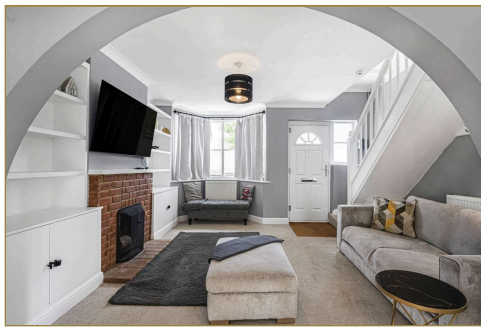
Caversham is situated just north of the River Thames, offering a wide range of shops, bars and restaurants, together with excellent schooling. Reading Station servicing London (Paddington 25 minutes) is within half a mile of Caversham Bridge and has been further complemented with the arrival of Crossrail. 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 step, front door to

**LIVING ROOM**

With front aspect feature double glazed bay window, central open fireplace with brick surround, mantel over and fitted recess cupboard space and shelving





Staircase to first floor and understairs alcove with obscure double glazed window, two radiators, archway through to



## DINING ROOM

Linked to living room with rear aspect double glazed French doors to garden, radiator recess chimney space and corner cupboard housing meters



**KITCHEN**

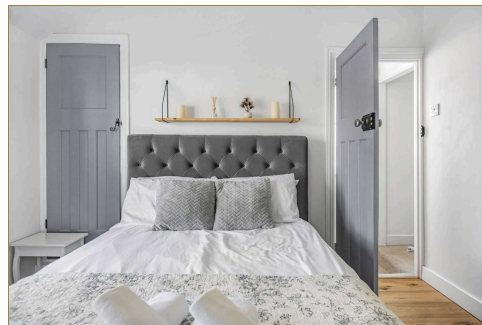
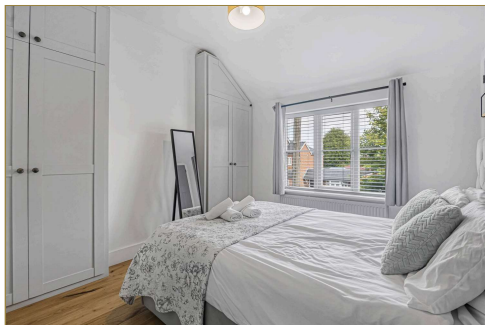
Comprising single drainer one and a half bowl stainless steel sink unit with mixer tap and cupboard under, further range of both floor standing and wall mounted eye level units with roll edged work surfaces and contrasting tiled surrounds. Inset four ring induction hob with extractor hood above and integrated oven below, plumbing for washing machine and integrated dishwasher, further appliance space for fridge/freezer. Dual aspect with double glazed windows and concealed lighting

**STAIRCASE FROM LIVING ROOM TO FIRST FLOOR LANDING**

With side aspect obscure double glazed window, access to loft space

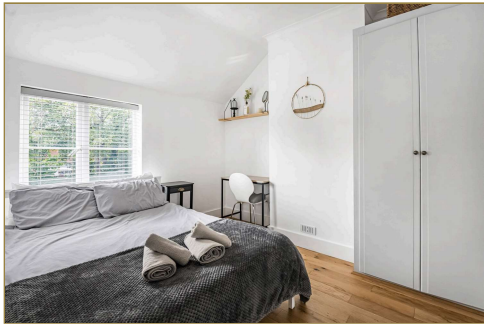
**BEDROOM ONE**

With front aspect double glazed window, radiator, high ceiling and twin fitted recessed wardrobes with cupboard space above, boiler cupboard housing gas boiler with front aspect obscure double glazed window

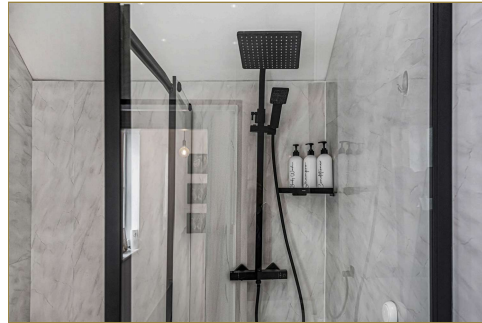
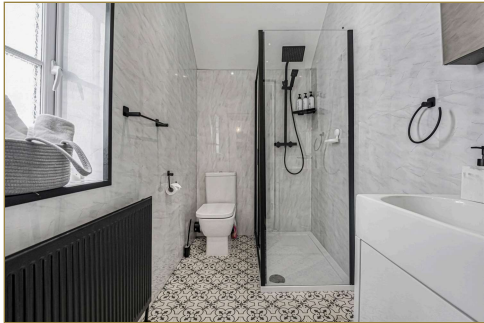


**BEDROOM TWO**

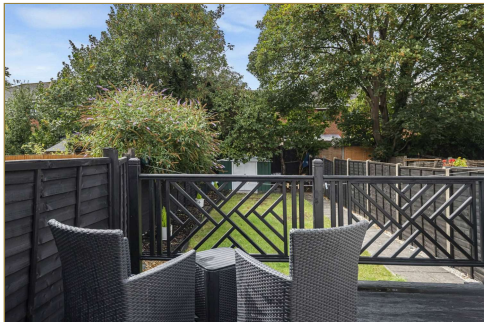
With rear aspect double glazed window, recessed fitted double wardrobe, radiator, high ceiling

**BATHROOM (SHOWER ROOM)**

Comprising double width shower, wash hand basin with cupboard space below, W.C. Fully waterproof panel surrounds, vinyl flooring, radiator, side aspect obscure double glazed window

**REAR GARDEN**

At the rear of the property is a delightful raised decking area adjacent to the patio and French doors from dining room





With steps leading to lower lawned gardens with full length paved pathway and large storage unit to the rear. Enclosed by 6ft panel fencing, extending approx. 60ft with secluded westerly aspect

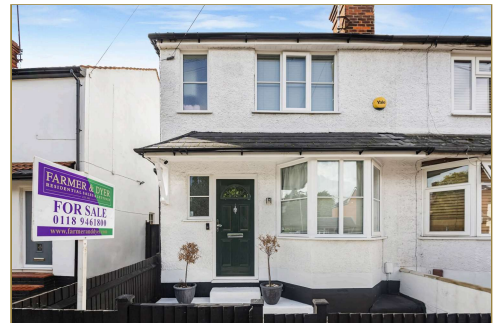


Side aspect via shared driveway and wooden gate, outside lighting



## OUTSIDE

The front of the property is entered via a timber gate with pathway leading to front door with pea shingled front garden with extra brick retained front wall and timber fenced enclosure



## DIRECTIONS

From central Cavesham proceed south along Prospect Street, at the mini roundabout turn left into Gosbrook Road, continue through the traffic lights turning left into St Johns Road where the property can be found on the left hand side

## TENURE

Freehold

## SCHOOL CATCHMENT

Thameside Primary School  
Highdown School and Sixth Form Centre

## COUNCIL TAX

Band C

## 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 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/6500-7202-0422-1072-3793>

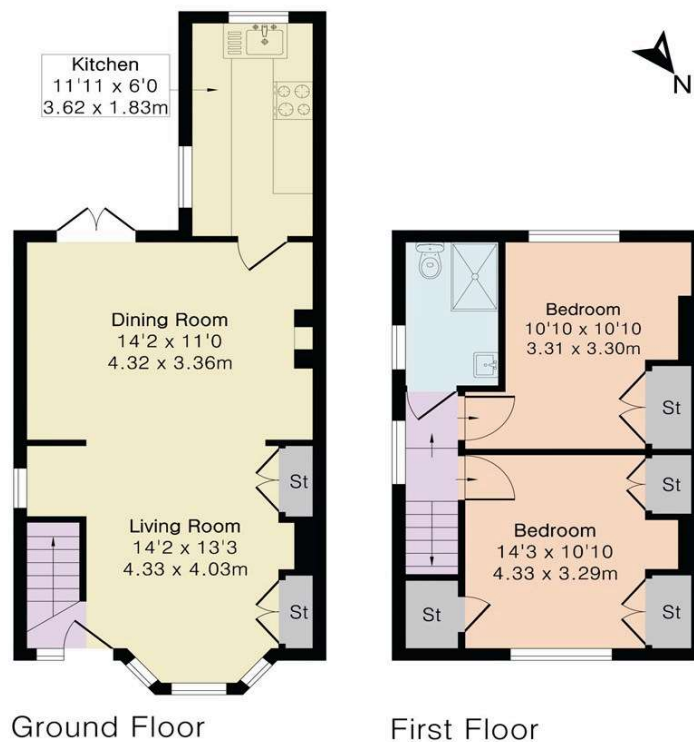
**FLOOR PLAN**

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

**Approximate Gross Internal Area 728 sq ft - 68 sq m**

Ground Floor Area 406 sq ft – 38 sq m

First Floor Area 322 sq ft – 30 sq m



**LOCATION**

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

