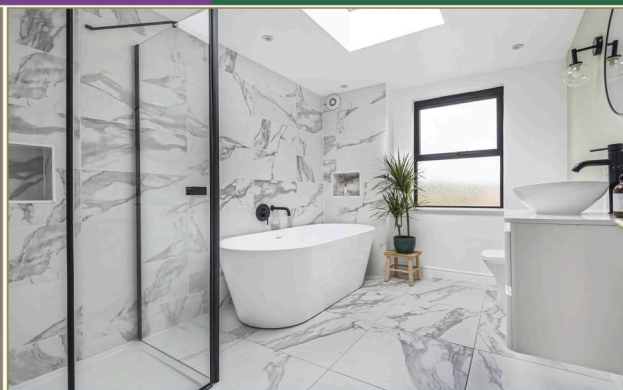


# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



**GOSBROOK ROAD, CAVERSHAM  
READING, RG4 8EG**

**£535,000**

A stunning Victorian terrace benefiting from a well designed and extended open plan kitchen/dining/family room along with a superior loft conversion providing a generous master bedroom suite with ensuite bathroom. Extremely well presented, including sitting room with feature fireplace, cloakroom, family bathroom and outdoor home office. Just a short walk to Reading station

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

T 0118 946 1800 W [www.farmeranddyer.com](http://www.farmeranddyer.com)

E [info@farmeranddyer.com](mailto:info@farmeranddyer.com)

**SITUATION**

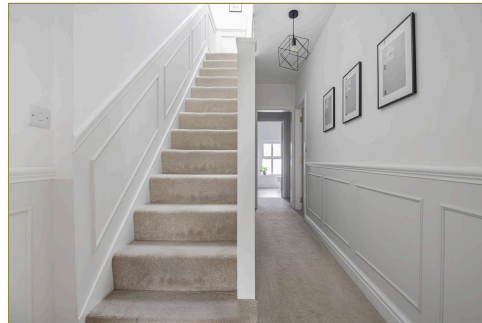
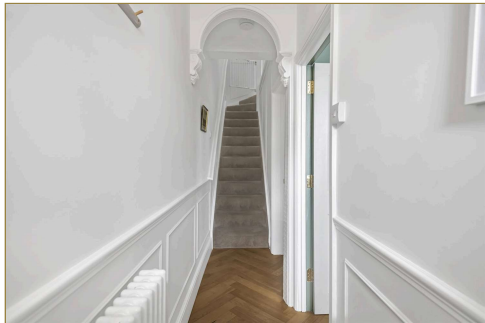
Caversham is situated just north of the River Thames, offering a wide range of shops, bars and restaurants, together with excellent schooling. Reading Station servicing London (Paddington 25 minutes) is within half a mile of Caversham Bridge and has been further complemented with the arrival of Crossrail.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

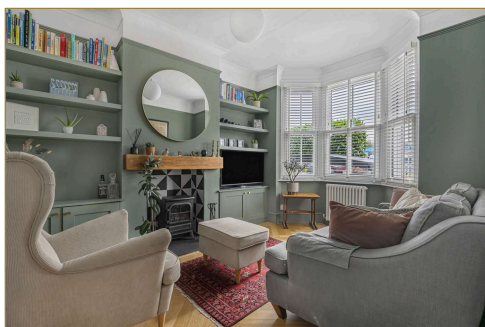
Entrance porch and front door to

**ENTRANCE HALL**

With engineered oak flooring, radiator and staircase to first floor

**SITTING ROOM**

Front aspect bay window, radiator, recessed fitted cupboards and shelving, feature fireplace, oak flooring

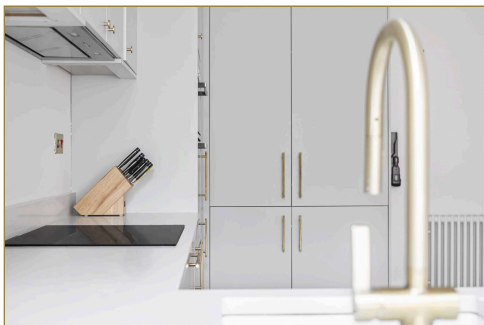




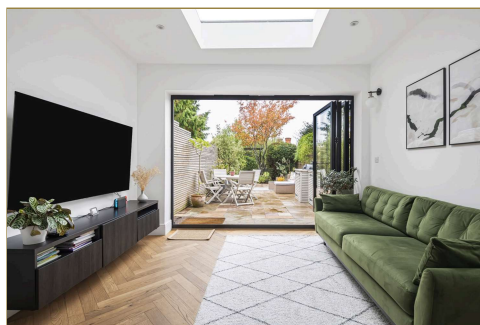
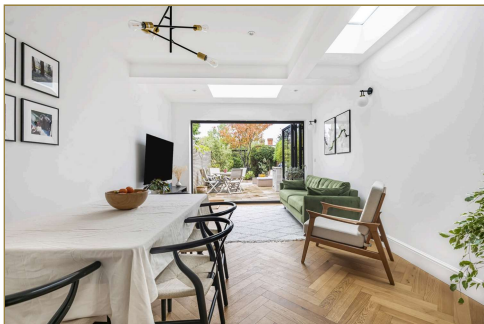
**KITCHEN/DINING/FAMILY ROOM**

Stunning open plan room with engineered oak flooring throughout

**KITCHEN:** Quartz worktops with inset enamel sink unit, inset Neff induction hob, Neff dishwasher, integrated fridge/freezer, range of cupboards and drawers, radiator, spotlights



**DINING/FAMILY ROOM** with two large overhead skylights, full width bifold doors leading to garden, radiator



### **CLOAKROOM**

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



### **STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING**

With two large cupboards with one including plumbing for washing machine



### **BEDROOM TWO**

Twin front aspect sash windows, radiator, original cast iron fireplace



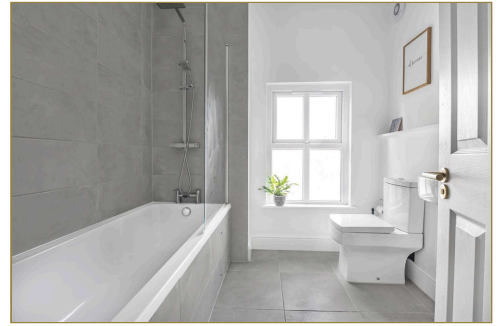
### **BEDROOM THREE**

Rear aspect, radiator



**BATHROOM**

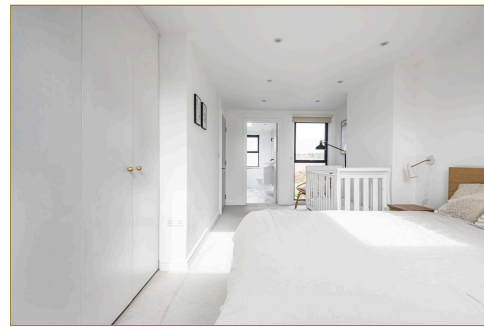
Refitted shower bath and overhead shower, W.C., pedestal wash hand basin, spotlights, chrome towel radiator, radiator, tiled floor

**STAIRCASE FROM FIRST FLOOR TO SECOND FLOOR LANDING**

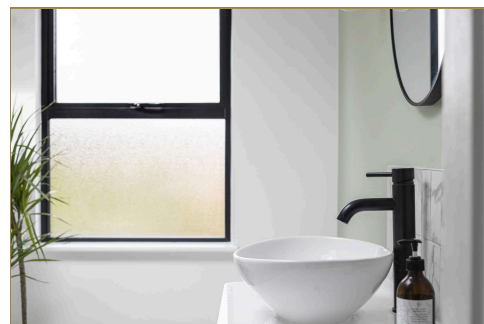
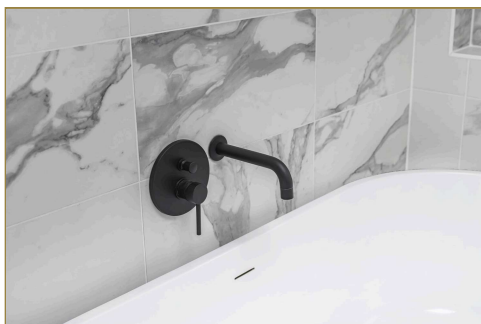
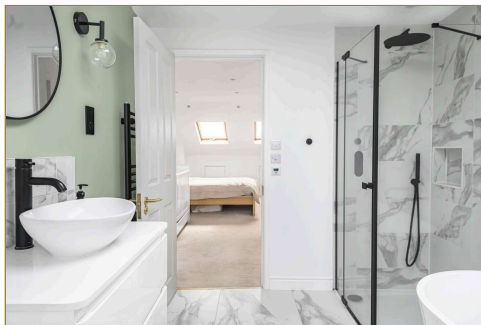
With overhead skylight

**MASTER BEDROOM SUITE**

Floor to ceiling rear window, two front aspect Velux style windows, fitted wardrobes and drawers, eaves storage, spotlights

**ENSUITE BATHROOM**

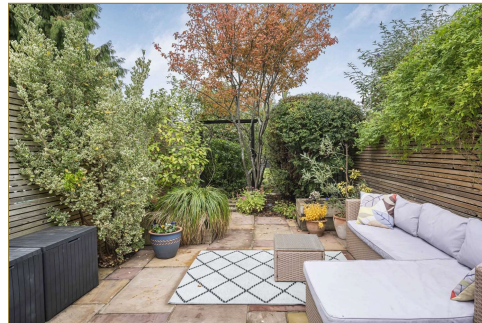
Four piece suite comprising free standing bath, walk in shower, W.C., fitted wash hand basin with cupboards below, tiled floor, towel rail, radiator, rear aspect, overhead skylight, underfloor heating





**REAR GARDEN**

Rear large patio with outside tap and power, leading to

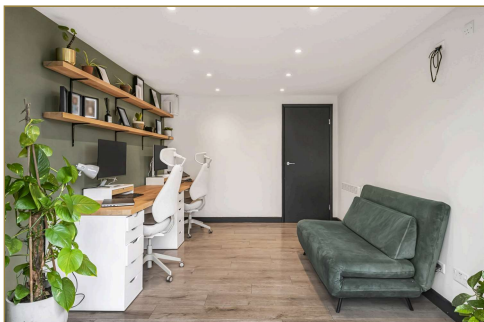


Lawned garden and shingle area with storage and raised flowerbeds

**OUTDOOR HOME OFFICE**

12'6 (3.81m) x 13' (3.96m)

Fully insulated with south facing bifold doors, electric radiator, door to rear storage area, spotlight



**OUTSIDE**

At the front of the property is a quarry tiled pathway leading to the front door and low maintenance pea shingled garden area with low brick retained wall enclosure

**DIRECTIONS**

Leave central Caversham via Gosbrook Road, proceed through the traffic lights 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 over 2,500 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.

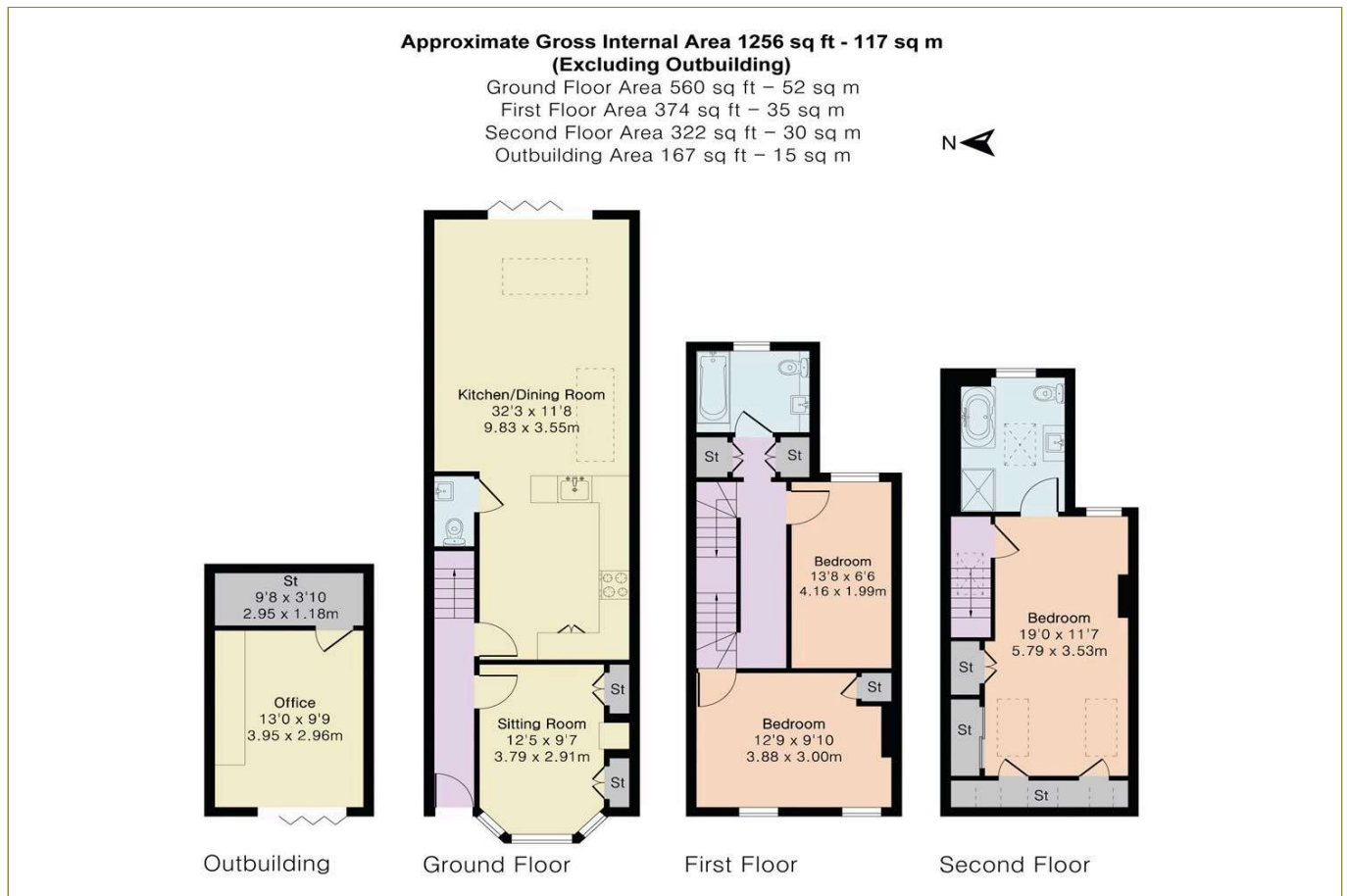
**ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**

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/2048-3033-7241-1271-9984>

**FLOOR PLAN**

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





**LOCATION**

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

