

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



COPSE END, CAVERSHAM READING, RG4 6AB Price Guide £580,000

Delightfully positioned in this private gated development of just four houses in this well presented three bedroom semi detached home with 17ft garage. Includes living room, 13ft kitchen/breakfast room, downstairs cloakroom, ensuite shower room to main bedroom and south-west facing garden

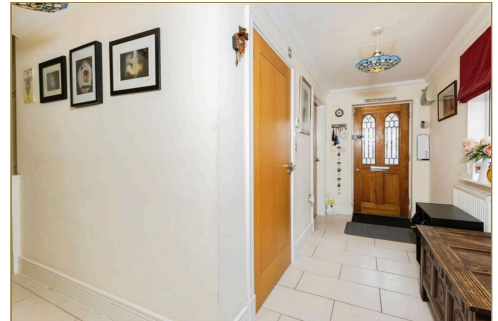
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SITUATION

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

Stairs to first floor, tiled floor

**CLOAKROOM**

Two piece suite comprising fitted w.c, wash hand basin, radiator, tiled floor

**LIVING ROOM**

Rear aspect with double doors opening on to rear garden, radiator

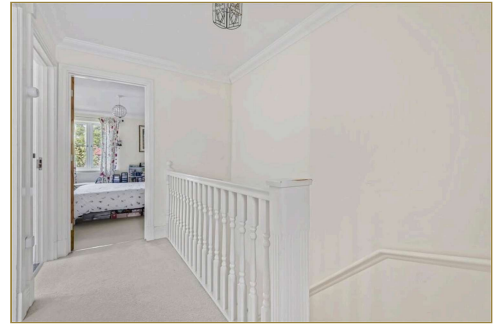
**KITCHEN/BREAKFAST ROOM**

Well equipped room with Quartz work tops and a range of cupboards and drawers, fitted hob with extractor hood over, fitted double oven and microwave, space for kitchen table, front aspect, tiled floor



STAIRCASE TO FIRST FLOOR

Access to loft space



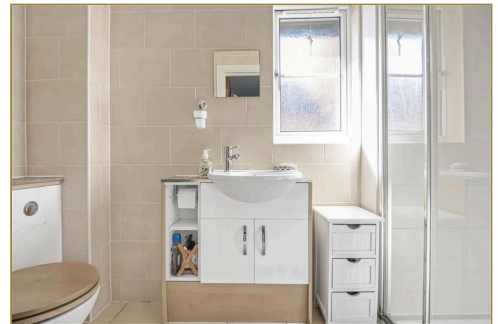
BEDROOM ONE

Front aspect, two separate wardrobe cupboards, radiator, door to:



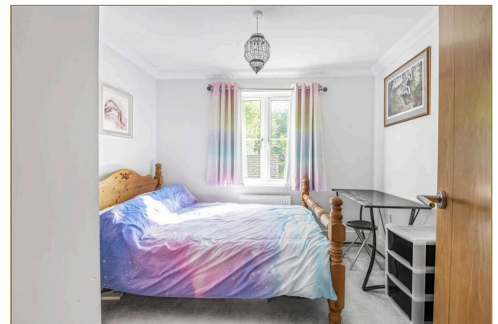
ENSUITE SHOWER ROOM

Three piece suite comprising: Shower cubicle, fitted w.c and wash hand basin, tiled walls and floor, side aspect window



BEDROOM TWO

Rear aspect, radiator, cupboard



BEDROOM THREE

Side aspect, radiator



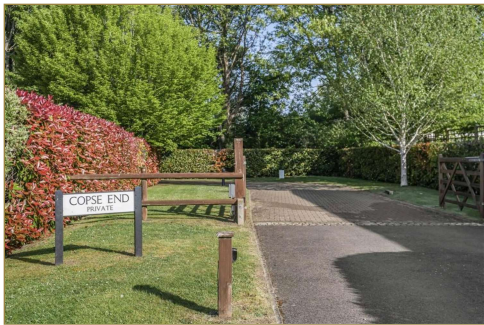
BATHROOM

Three piece suite comprising: panelled bath, fitted w.c and wash hand basin, tiled walls and floor, side aspect

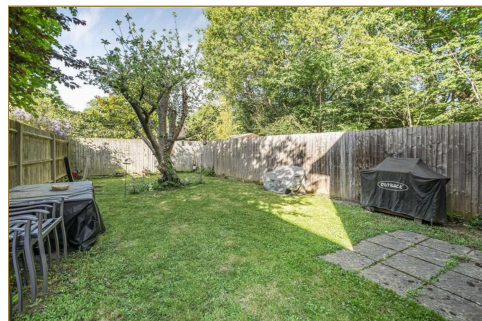
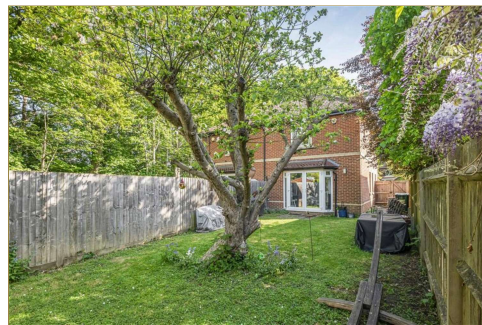
**OUTSIDE**

The property is approached along gated private driveway that gives access to four properties. There is a small garden to the front of the property with side access gate to rear garden

N.B There is a monthly maintenance charge of £55 for the upkeep of the private driveway that covers gardening, lighting etc

**REAR GARDEN**

To the rear of the property is a delightful south-west facing garden, fully enclosed by timber fencing with patio

**GARAGE**

With up and over door - measuring 17ft in length

SCHOOL CATCHMENT

Micklands Primary School
Highdown School and Sixth Form Centre

COUNCIL TAX

Band D

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/2810-3049-7204-6285-7200>

FLOOR PLAN

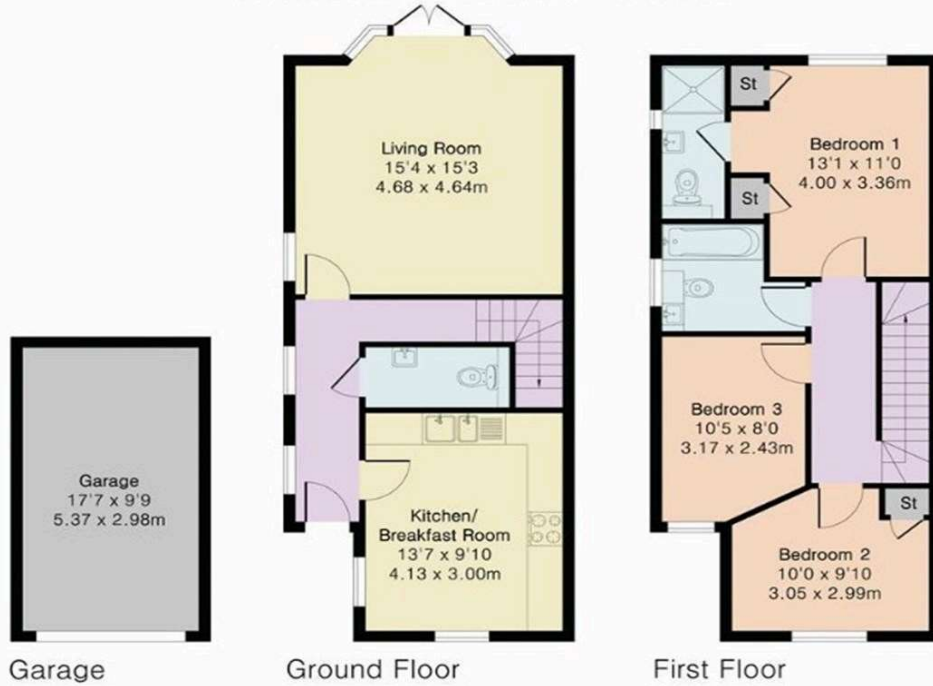
These floor plans are for guidance purposes only and are not to scale

Approximate Gross Internal Area 1176 sq ft - 109 sq m

Ground Floor Area 509 sq ft – 47 sq m

First Floor Area 495 sq ft – 46 sq m

Garage Area 172 sq ft – 16 sq m



LOCATION

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

