

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### **BADGERS RISE, CAVERSHAM READING, RG4 7QA**

**£685,000**

A superbly presented four bedroom detached family home within a mile of Caversham centre set in a peaceful cul-de-sac with elevated well tended gardens backing onto woodland in the region of 100ft. Double garage and parking. Reading station approximately 1.5 miles

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

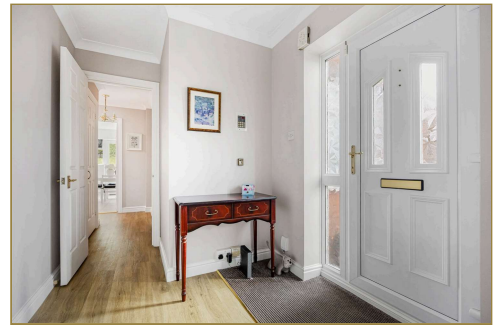
Caversham is situated just north of the River Thames, offering a wide range of shops, bars and restaurants, together with excellent schooling. Reading Station servicing London (Paddington 25 minutes) is within half a mile of Caversham Bridge and has been further complemented with the arrival of Crossrail.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

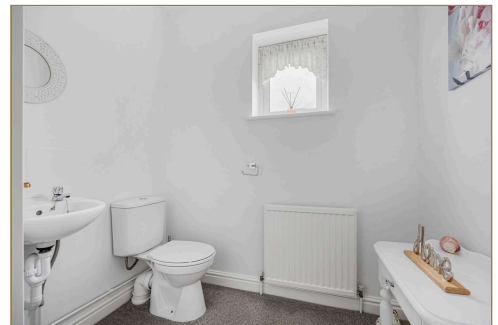
uPVC double glazed front door to

**RECEPTION HALL**

With oak effect flooring, radiator, door to

**CLOAKROOM**

With W.C., wash hand basin, radiator and front aspect obscure double glazed window

**DOOR FROM RECEPTION HALL TO INNER HALLWAY**

With large understairs walk in storage cupboard, staircase to first floor, radiator and door to

**LIVING/DINING ROOM**

Large dual aspect room naturally segregated for living and dining areas

LIVING AREA with rear aspect double glazed sliding patio doors to garden, radiator, stone fireplace with hearth surround and mantle over and coal effect real flame fire



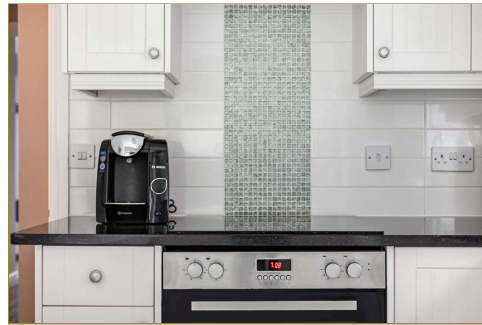
DINING AREA with room for dining table and chairs, radiator, front aspect double glazed window



### **KITCHEN/BREAKFAST ROOM**

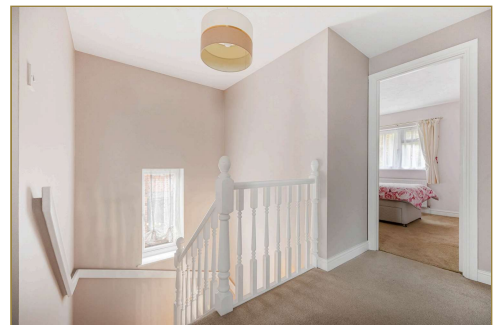
Well fitted comprising single drainer stainless steel sink unit with mixer tap and cupboards under, further range of both floor standing and wall mounted eye level units with Quartz work surfaces and tiled surrounds. With inset four ring hob unit with extractor hood above and integrated double oven, plumbing for washing machine and dishwasher, further integrated fridge/freezer

With room for breakfast table and chairs, tiled floor, radiator, dual aspect double glazed windows and matching double glazed door to garden



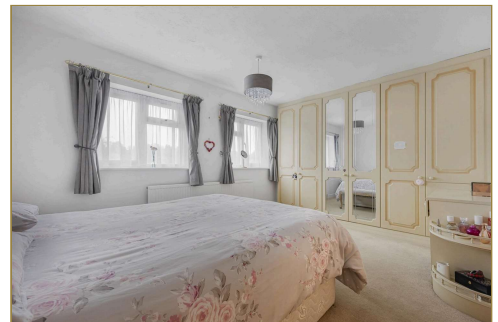
### **STAIRCASE FROM INNER HALLWAY WITH SIDE ASPECT DOUBLE GLAZED WINDOW LEADING TO FIRST FLOOR LANDING**

With access to loft space above, built in airing cupboard housing hot water tank with slatted shelving



### **BEDROOM ONE**

With twin front aspect double glazed windows, radiator, a range of fitted wardrobes and chest of drawers, door to



**ENSUITE BATHROOM**

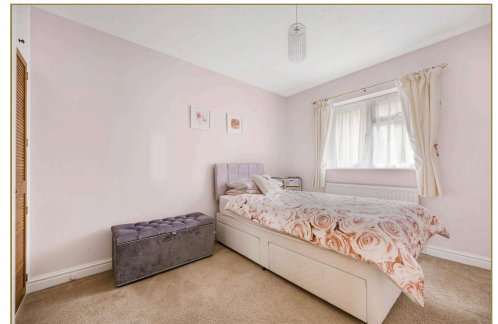
Comprising twin gripped panelled bath, wash hand basin, W.C., with contrasting tiled walls and floor, side aspect obscure double glazed window, radiator

**BEDROOM TWO**

With rear aspect double glazed window, radiator

**BEDROOM THREE**

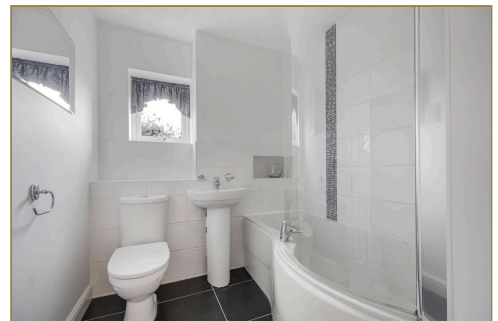
With rear aspect double glazed window, radiator and range of twin built in wardrobes with cupboard space above

**BEDROOM FOUR**

With front aspect double glazed window, radiator

**BATHROOM**

Comprising shower bath with glass deflector, wash hand basin, W.C., contrasting tiled walls and floor, side aspect obscure double glazed window, radiator





**REAR GARDEN**

At the rear of the property are extensive elevated and tiered gardens with large full width paved patio adjacent to the property, steps leading to initial lawn, with further steps passing landscaped evergreen, shrubs and hedging leading to top elevated lawn area backing directly onto woodland with timber fenced enclosures. In all the gardens extend in excess of 100ft, side access front to rear via iron gate and rear access to garage

**FRONT GARDEN**

The front of the property is entered via tarmac driveway leading to

**INTEGRAL DOUBLE WIDTH GARAGE**

With twin up and over doors, power and light

**PARKING**

Parking for two vehicles

**FRONT GARDEN**

There is an open lawned garden area and pathway to the side leading to the front door

**DIRECTIONS**

From central Caversham proceed south along Prospect Street, at the mini roundabout turn right into Church Street, turn right into Hemdean Road, continue over the roundabout into the Hemdean Road continuation, turning right at the end into Badgers Rise

**TENURE**

Freehold

**SCHOOL CATCHMENT**

Emmer Green Primary School

The Heights Primary School

Highdown School and Sixth Form Centre

**COUNCIL TAX**

Band F

**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/9008-3956-8209-9845-4200>

**FLOOR PLAN**

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

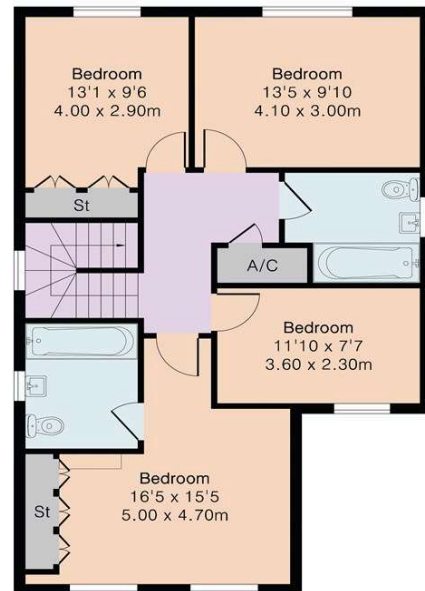
**Approximate Gross Internal Area 1687 sq ft - 157 sq m  
(Including Garage)**

Ground Floor Area 925 sq ft – 86 sq m

First Floor Area 762 sq ft – 71 sq m



Ground Floor



First Floor



**LOCATION**

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

