

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### THE WILLOWS, CAVERSHAM READING, RG4 8BD

**£550,000**

A rarely available three bedroom detached home with an additional 13ft conservatory, cloakroom and utility room, situated in this popular development only a 3 minute walk to the River Thames and 15 minutes to Reading Station. Includes living room, dining room, fitted kitchen, garage & parking and a neat south facing garden. Central Caversham shops only a 3 minute walk. No onward chain

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

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**SITUATION**

This property is a short walk from local amenities including the public library, doctors surgery, dental practice, Thameside Primary School and an excellent range of small restaurants, pubs, local shops and Waitrose supermarket. There are frequent bus services to Reading and beyond. Nearby, Christchurch Meadows and the Thames Towpath provide extensive opportunities for walking, cycling and sporting activities. There is easy access to Reading mainline station with journey times to London Paddington approx. 25 minutes and has been further complemented with the arrival of Crossrail that offers direct routes to the central areas of the City of London

**ENTRANCE HALL**

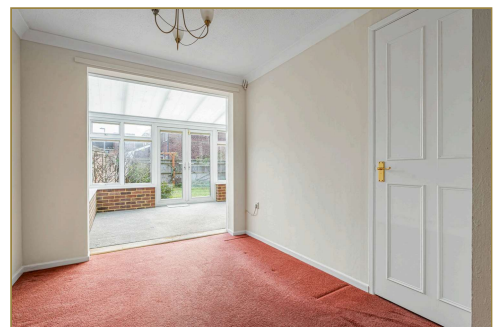
With stairs to first floor, radiator, fuse box, door to

**LIVING ROOM**

Front aspect with feature display recess ideal for gas fire, radiator, arch to

**DINING ROOM**

With radiator, door to kitchen, through to

**CONSERVATORY**

Brick and glazed construction with remote controlled blinds and double doors overlooking and leading to garden, radiator

**KITCHEN**

Fitted with worktops and a range of cupboards and drawers, enamel sink and drainer, gas hob and electric oven, space for fridge/freezer, plumbing for dishwasher, further downstairs cupboard, tiled floor, radiator, through to





**UTILITY ROOM**

Fitted to comprise: worktops and sink unit, cupboards, space for washing machine, wall mounted gas boiler, door to rear garden and internal door to garage

**CLOAKROOM**

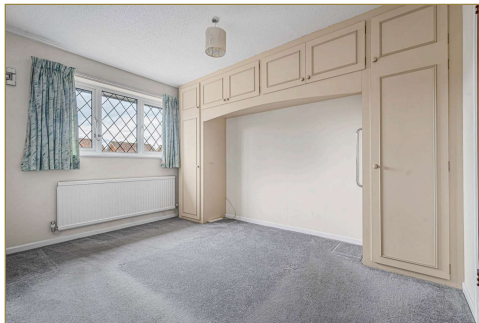
Two piece suite comprising: W.C., wash hand basin, tiled floor

**STAIRCASE FROM ENTRANCE HALL TO FIRST FLOOR LANDING**

Access to loft space, airing cupboard, side aspect

**BEDROOM ONE**

Front aspect, fitted bedroom furniture, built in double wardrobe, radiator

**BEDROOM TWO**

Rear aspect, built in double wardrobe, radiator



**BEDROOM THREE**

Front aspect, built in wardrobe, radiator, overstairs storage cupboard

**BATHROOM (SHOWER ROOM)**

Modern three piece suite comprising: shower cubicle, W.C., wide wash hand basin, tiled walls and flooring, spotlights, radiator

**REAR GARDEN**

Super south facing garden enclosed by brick wall and panel fencing, shaped lawn with flowers and shrubs to the perimeters

**GARAGE**

With remote controlled electric door, light and power

## **AERIAL VIEW**



## **TENURE**

Freehold

## **DIRECTIONS**

From central Caversham proceed south along Prospect Street, at the mini roundabout turn left onto Gosbrook Road, turn right into Wolsey Road and right into The Willows

## **SCHOOL CATCHMENT**

Thameside Primary School

Highdown School and Sixth Form Centre

## **COUNCIL TAX**

Band B

## **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 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/5790-7087-0122-1527-3953>

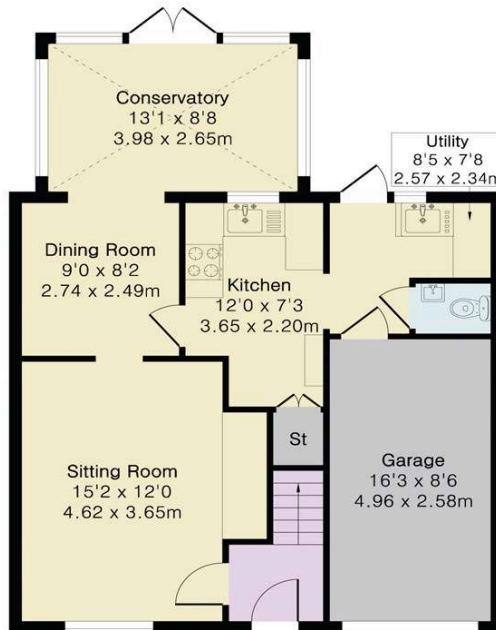
**FLOOR PLAN**

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

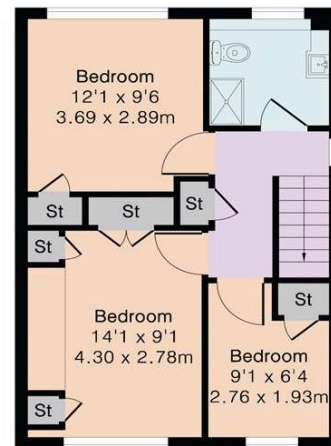
**Approximate Gross Internal Area 1113 sq ft - 103 sq m  
(Including Garage)**

Ground Floor Area 725 sq ft – 67 sq m

First Floor Area 388 sq ft – 36 sq m



Ground Floor



First Floor



**LOCATION**

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

