

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**BRIANTS AVENUE, CAVERSHAM
READING, RG4 5AZ**

£430,000

A delightful and particularly spacious bay fronted Victorian semi detached presented in excellent decorative order retaining many period features and three double bedrooms, complemented by landscaped rear gardens and superb home office and garden store. Within a mile of Caversham centre and Reading 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

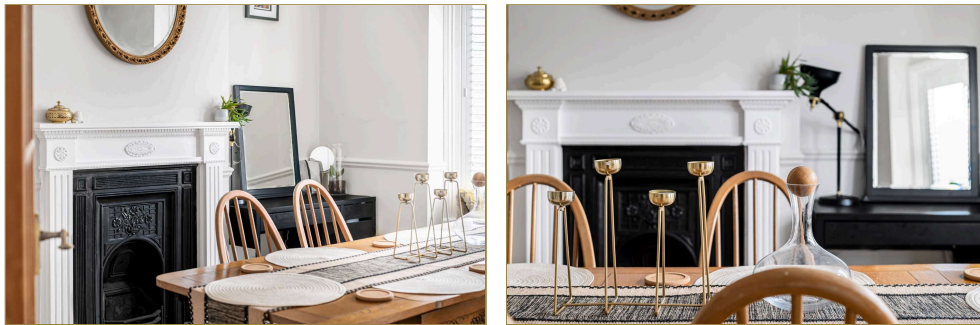
Front door to

ENTRANCE HALL

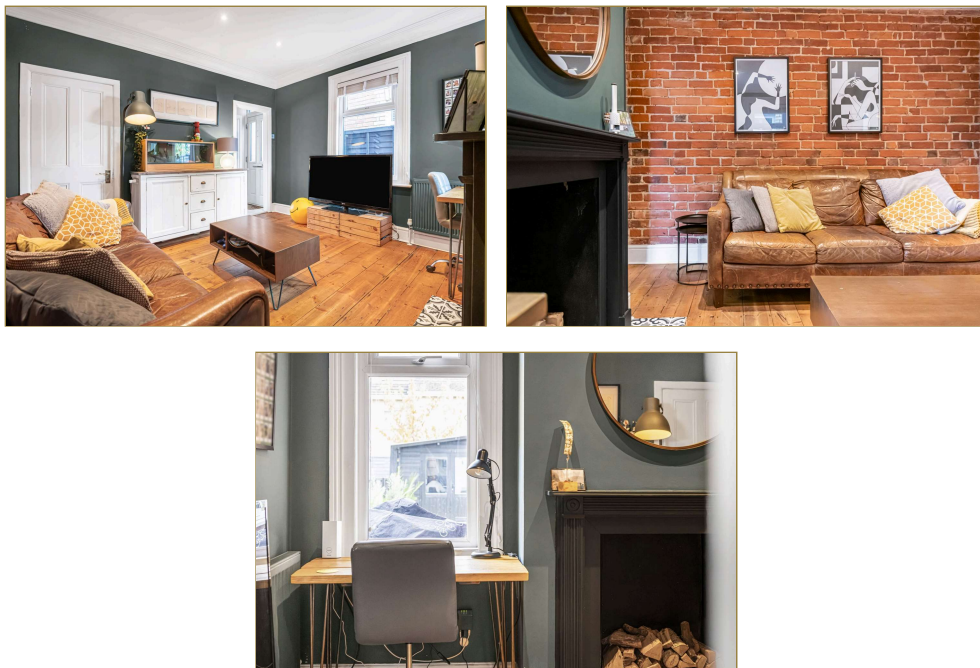
With staircase to first floor and door to

DINING ROOM

With front aspect feature double glazed bay window with internal shutters, exposed timber floor, radiator and superb cast iron fire place with hearth surround and mantel over, dado rails, original coving

**LIVING ROOM**

With dual aspect double glazed windows, ornate ornamental fireplace with hearth and mantel over, radiator, timber flooring and exposed brick feature wall, coving, understairs storage cupboard with power socket



FITTED 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 laminated work surfaces and contrasting tiled surrounds. Inset five ring gas hob with extractor hood above, split level oven and microwave, plumbing for washing machine, integrated dishwasher and appliance space for fridge/freezer. Tiled floor, side aspect double glazed window, boiler cupboard housing gas boiler with power socket



Through to

REAR LOBBY

With further cupboard space and shelving with double glazed side door



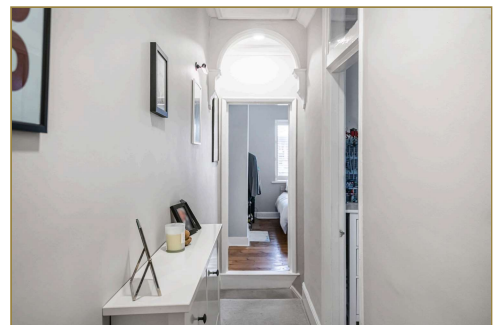
BATHROOM

Modern suite comprising panelled bath with shower attachment and glass deflector, wash hand basin with cupboard space below, W.C., tiled walls, heated towel rail and side aspect obscure double glazed window



STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING

With access to ample loft space above



BEDROOM ONE

With twin front aspect double glazed windows with internal shutters, exposed timber flooring, radiator and built in wardrobe

**BEDROOM TWO**

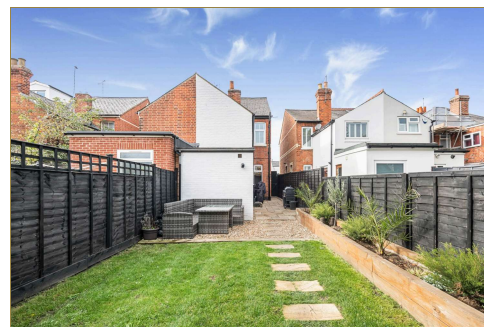
With rear aspect double glazed window, radiator

**BEDROOM THREE**

With side aspect double glazed window, radiator

**REAR GARDEN**

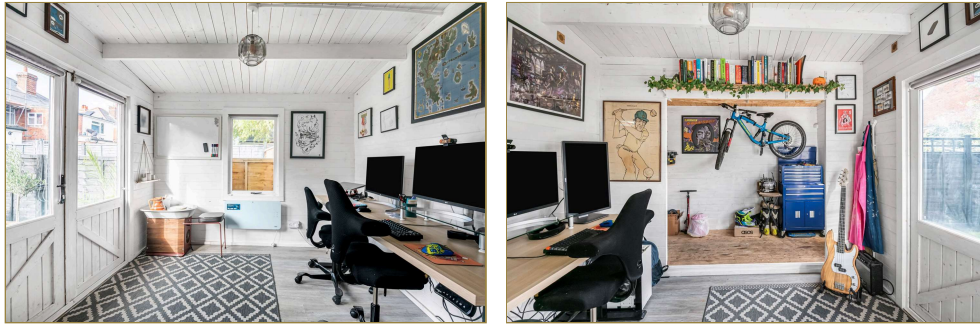
At the rear of the property is a beautifully maintained garden with central lawn and paved pathway with pea shingle and patio area adjacent to the property with sleeper enclosed raised bed borders with specimen shrubs together with timber fenced enclosures



To the rear is a

SUPERB TIMBER HOME OFFICE

With light and power, professionally installed ethernet cable, electric heater and entered by double glazed doors with side aspect double glazed window, includes adjacent garden/bike store with lighting and separate doorway access, providing a variety of use; hobby room, gym etc.



In all the gardens extend approx. 40ft with an easterly aspect, the patio area extends to the side of the property with outside water tap and access front to rear via secure timber gate

**OUTSIDE**

The front of the property is entered via wrought iron gateway with paved pathway leading alongside the property to front door with pea shingled front garden area with a mixture of brick retained wall and wrought iron and fenced enclosures

**DIRECTIONS**

From central Cavesam proceed along Gosbrook Road, continue through the traffic lights turning left at the mini roundabout into Briants Avenue where the property can be found on the right hand side

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/2108-7040-6209-7210-7294>

FLOOR PLAN

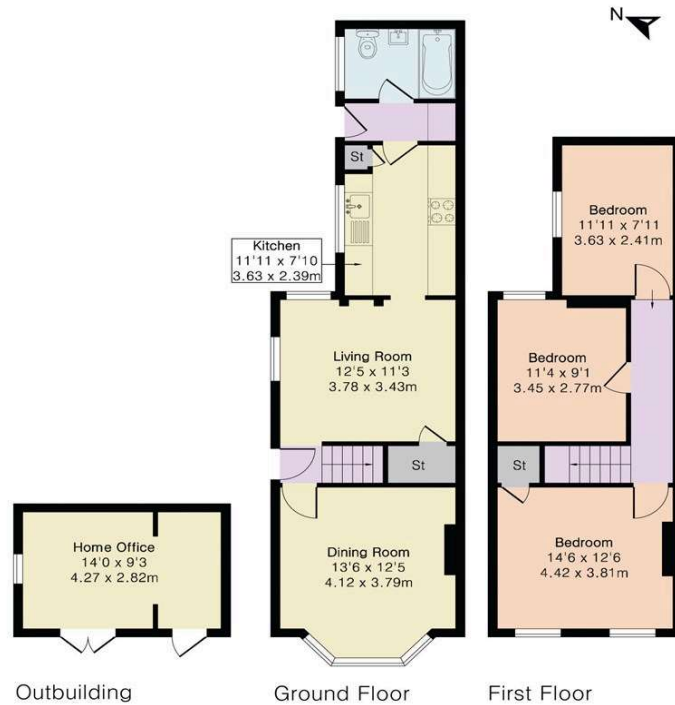
These floor plans are for guidance purposes only and are not to scale

**Approximate Gross Internal Area 926 sq ft - 86 sq m
(Excluding Outbuilding)**

Ground Floor Area 507 sq ft – 47 sq m

First Floor Area 419 sq ft – 39 sq m

Outbuilding Area 130 sq ft – 12 sq m



LOCATION

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

