

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



**MAYFIELD DRIVE, CAVERSHAM  
READING, RG4 5JS**

**£495,000**

A well presented three bedroom semi detached property with excellent rear addition garden/dining room, set in a peaceful crescent backing onto allotments. With garage and parking and positioned approximately one mile for Caversham centre

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)

**ENTRANCE**

Front door with double glazed insert to

**RECEPTION HALL**

With radiator, side aspect window, staircase to first floor and understair cupboard, door to

**LIVING ROOM**

With front aspect double glazed window, radiator, ornamental tiled fireplace with surround and mantel over, double doors through to

**SITTING ROOM**

This room is accessed from both kitchen and living room

With radiator and rear aspect double glazed sliding patio doors through to

**EXTENDED GARDEN/DINING ROOM**

Brick built construction with double glazed windows and French doors to garden, tiled floor, light and power



## FITTED KITCHEN

Comprising single drainer one and a half bowl enamel sink unit with mixer tap and cupboards under, further range of both floor standing and wall mounted eye level units with laminated work surfaces and tiled surrounds, inset four ring gas hob with extractor hood above and split level double oven. Built in fridge and slimline dishwasher, side aspect double glazed window, kitchen door to garden and understairs larder cupboard



## STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING

Side aspect double glazed window, built in cupboard and access to loft space



## BEDROOM ONE

With front aspect double glazed window, radiator



## BEDROOM TWO

With rear aspect double glazed window, radiator



**BEDROOM THREE**

With front aspect double glazed window, radiator, built in overstairs cupboard

**BATHROOM (SHOWER ROOM)**

Comprising corner shower, wash hand basin, W.C., cupboard space, heated towel rail, rear aspect obscure double glazed window

**REAR GARDEN**

At the rear of the property is a low maintenance garden with paved patio area directly from the property stretching approximately 25ft and leading to an Astro Turf garden area with further patio and summer house with rear gateway access directly onto allotments. With timber fenced enclosures, the gardens extend approximately 50ft with excellent seclusion, with rear access to garage and wrought iron gateway providing access front to rear

**OUTSIDE**

The front of the property is entered via tarmac driveway providing off road parking for two vehicles and adjacent side shared driveway leading alongside the property leading to



**DETACHED GARAGE**

With up and over door, power and light

**DIRECTIONS**

From central Caversham proceed north up Prospect Street, at traffic lights fork right into Henley Road, turn left into Rossendale Road and bear left into Mayfield Drive

**TENURE**

Freehold

**SCHOOL CATCHMENT**

Micklands Primary School

Hightown 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 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/0300-2229-6240-2897-0575>

**FLOOR PLAN**

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

**Approximate Gross Internal Area 1265 sq ft - 117 sq m  
(Including Garage)**

Ground Floor Area 562 sq ft - 52 sq m

First Floor Area 429 sq ft - 40 sq m

Garage Area 274 sq ft - 25 sq m

