

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**BERRYLANDS ROAD, CAVERSHAM
READING, RG4 8NU**

£850,000

A superb four bedroom semi detached peacefully situated in close proximity to Balmore Park and only 500 metres from Caversham centre. Having been beautifully extended and crafted in recent years providing spacious yet balanced accommodation with high quality fittings and featuring a magnificent detached guest suite/home office set within south facing secluded gardens

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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

ADDITIONAL NOTES

Excellent storage throughout with Sharps bedroom furniture

Boiler installed in 2019 and is annually serviced

Kitchen has integrated Miele appliances

Office/guest suite and bathroom built in 2023

Family bathroom was fitted in 2021

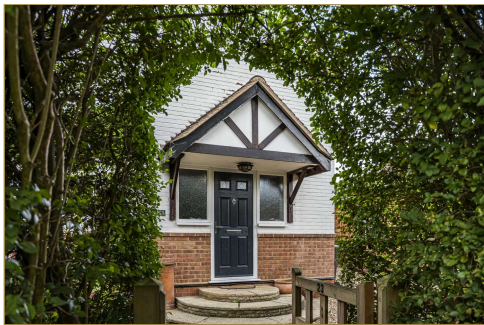
Garden was landscaped in 2019

EV charger outside

Fully double glazed

ENTRANCE

Gable entrance porch with step and front door to

**SPACIOUS ENTRANCE HALL**

With two radiators, staircase to first floor and understair storage cupboard, twin front aspect obscure double glazed windows, built in cloaks cupboard, Amtico flooring

CLOAKROOM

With W.C., wash hand basin, radiator, side aspect obscure double glazed window, archway through to

INNER HALLWAY

With storage cupboard and display alcove

LIVING ROOM

With double glazed window and integrated double glazed French doors, two radiators, recessed shelving



SPACIOUS FITTED KITCHEN/DINING ROOM

Superbly fitted painted kitchen with Belfast sink unit with cupboard under and inbuilt drainer, further range of base level painted units with Quartz work surfaces and tiled surrounds with Miele integrated appliances including four ring induction hob with extractor hood above and integrated oven together with integrated dishwasher, space for fridge/freezer. Central island preparation unit with breakfast bar, drawer and cupboard space with power



DINING AREA with room for large table and chairs, vertical radiator, dual aspect double glazed windows including rear double glazed French doors to garden. Built in larder cupboard with shelving, oak flooring



FAMILY ROOM

With rear aspect double glazed bay window, radiator, recess cupboard space and shelving with display plinth

**UTILITY ROOM**

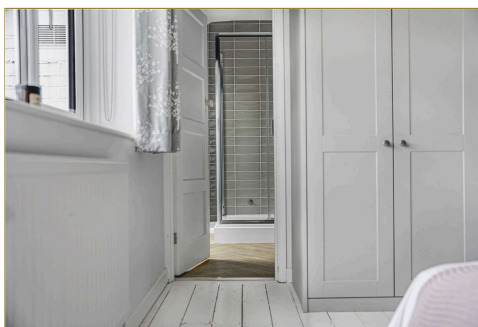
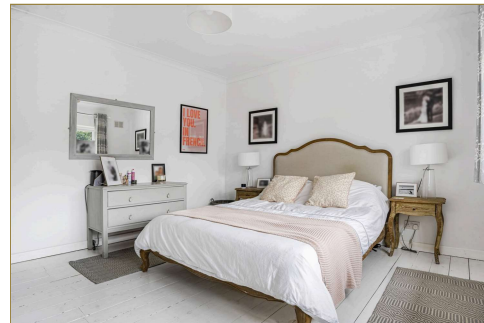
Comprising single drainer enameled sink unit with mixer tap and cupboards under, further base and eye level units with oak work surfaces and surrounds, space for washing machine and tumble dryer with further oak surfaces. Double glazed window, vertical radiator and side door

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

With access to loft space above

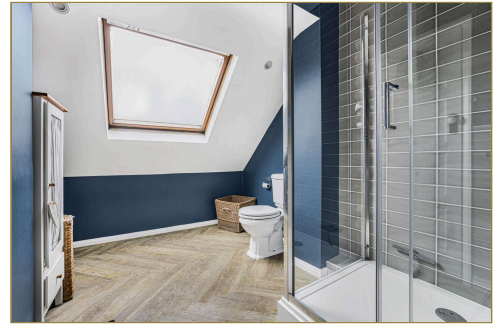
BEDROOM ONE

With double glazed window, radiator, painted floor and fitted twin double wardrobes, door to



EN SUITE SHOWER ROOM

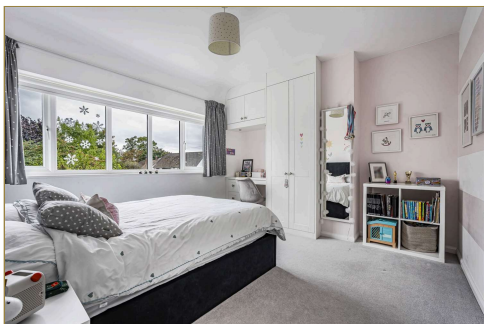
Comprising large fully tiled shower cubicle, wash hand basin, W.C., contrasting tiled walls, heated towel rails, double glazed Velux window

**BEDROOM TWO**

With double glazed window, radiator and range of fitted wardrobes and cupboard space, mini loft access

**BEDROOM THREE**

With double glazed window, radiator, fitted double wardrobe with overhead cupboard space, built in dressing table with drawer space

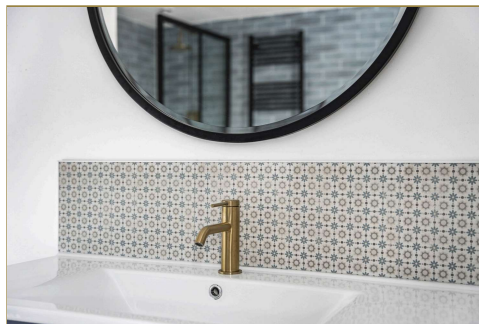
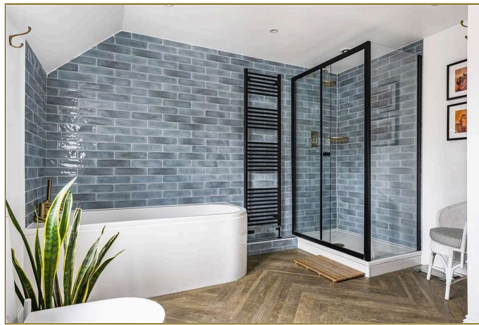


BEDROOM FOUR

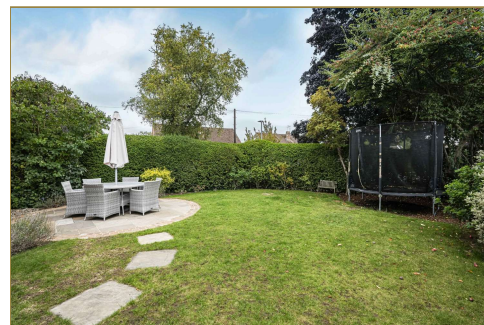
Double glazed window, radiator

**FAMILY BATHROOM**

Particularly spacious four piece suite comprising panelled bath, wide wash hand basin with floating drawer space below, W.C., separate large shower cubicle with contrasting tiled walls, heated towel rail, obscure double glazed window, built in linen cupboard

**REAR GARDEN**

At the rear of the property is a fully enclosed south facing garden predominately laid to lawn, access via French doors from kitchen/dining room with central circular patio area for outside dining, soft play children's area, flower and shrub borders with maturing trees and evergreens and privet hedged enclosures enjoying a southerly aspect with excellent seclusion and side access via timber gate. There is also power and lighting



OUTSIDE

The front of the property is entered via timber pedestrian gateway through a canopied privet hedge with pea shingled pathway leading to front door with flower and shrub borders with a

GUEST SUITE/HOME OFFICE

Brick built with tiled roof, excellent storage area for bikes, additional utilities etc. with mezzanine level for further storage. Within the same unit is a separately accessed home office, access via twin double glazed French doors, Amtico flooring, double glazed side window, vaulted ceiling with overhead double glazed Velux window, central beam, electric heater and door to



SHOWER ROOM comprising tiled shower, wash hand basin with cupboard below, W.C., heated towel rail and obscure double glazed window

The guest suite/home office sits in an enclosed garden area the other side of the house with pea shingled area plus timber storage shed, fully enclosed by timber fencing and brick retaining wall. There is also a

SEPARATE PARKING AREA for two vehicles with enclosed fencing and timber gateway access. EV charger

**DIRECTIONS**

From central Caversham proceed north up Prospect Street forking left at the traffic lights into Peppard Road, turn left into Newlands Avenue and left into Berrylands Road

TENURE

Freehold

SCHOOL CATCHMENT

The Hill Primary School

Highdown School and Sixth Form Centre

COUNCIL TAX

Band E

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/0350-2088-2510-2795-7431>

FLOOR PLAN

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

**Approximate Gross Internal Area 1821 sq ft - 169 sq m
(Excluding Outbuilding)**

Ground Floor Area 947 sq ft – 88 sq m

First Floor Area 874 sq ft – 81 sq m

Outbuilding Area 254 sq ft – 24 sq m



LOCATION

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

