

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**KINGSWAY, CAVERSHAM PARK
READING, RG4 6RA**

£420,000

A three bedroom semi detached with garage situated on the edge of this popular development close to countryside and playing fields. Includes fitted kitchen, full width rear living/dining room, three bedrooms, bathroom and separate cloakroom. Benefits from south facing garden and cavity wall insulation. No onward chain

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
T 0118 946 1800 W www.farmeranddyer.com
E info@farmeranddyer.com

ENTRANCE

Entrance door to lobby

KITCHEN

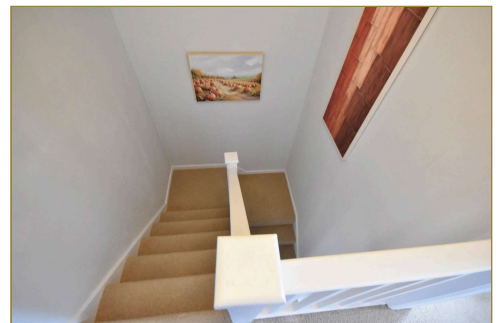
Fitted with a range of cupboards and drawers with composite work tops, sink unit, electric oven with hob and extractor hood over, plumbing for washing machine, space for fridge freezer, radiator, front aspect, door to

**INNER LOBBY AREA WITH STAIRS TO FIRST FLOOR****LIVING/DINING ROOM**

With large sliding patio doors leading to south facing garden, further large rear window, two radiators, understairs cupboard, t.v point

**LANDING**

Access to loft, storage cupboards



BEDROOM ONE

Large rear aspect with side views over the south Oxfordshire countryside, double wardrobe



BEDROOM TWO

Rear aspect, exposed floorboards, radiator



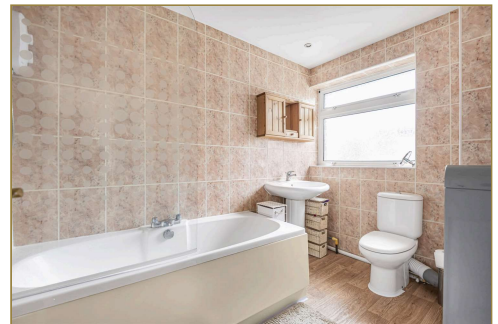
BEDROOM THREE

Front aspect, built in wardrobe, airing cupboard housing gas boiler



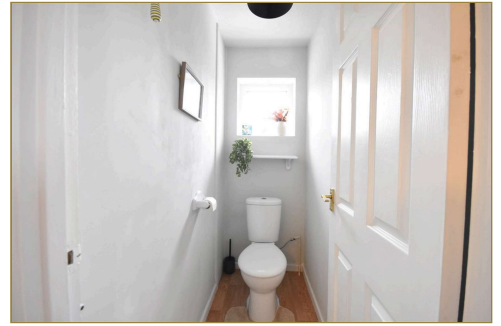
BATHROOM

Refitted three piece suite comprising: bath with separate electric shower, w.c , pedestal wash hand basin, radiator, front aspect



SEPARATE W.C

Further w.c, small window



TO THE FRONT

There is a driveway providing off road parking



GARAGE

With up and over door, light and power

TO THE REAR

There is a super south facing garden with a large patio and garden area with rear access gate





SCHOOL CATCHMENT

Caversham Park 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/3735-8724-6400-0557-8206>

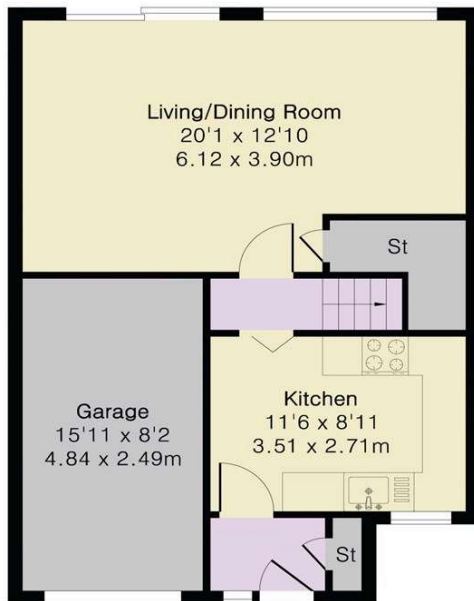
FLOOR PLAN

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

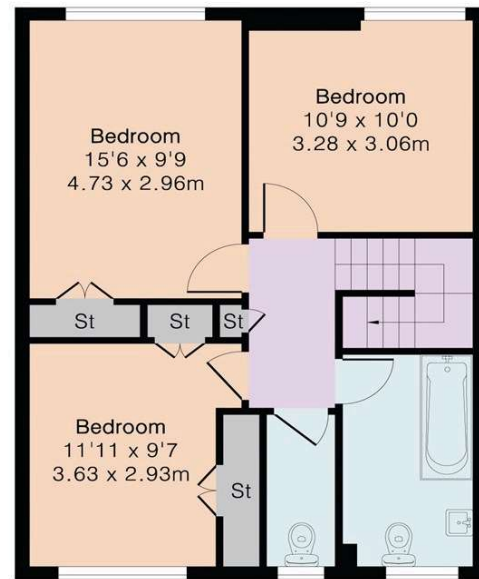
Approximate Gross Internal Area 1121 sq ft - 104 sq m

Ground Floor Area 563 sq ft – 52 sq m

First Floor Area 558 sq ft – 52 sq m



Ground Floor



First Floor

LOCATION

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

