

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**KNOWLE CLOSE, CAVERSHAM HEIGHTS
READING, RG4 7LH**

Price Guide £815,000

A superbly appointed three bedroom extended detached bungalow occupying a wide secluded plot in a highly sought after cul-de-sac, with garage, parking and hard standing. Well tended level and secluded grounds, no chain.

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

Covered entrance porch and front door to

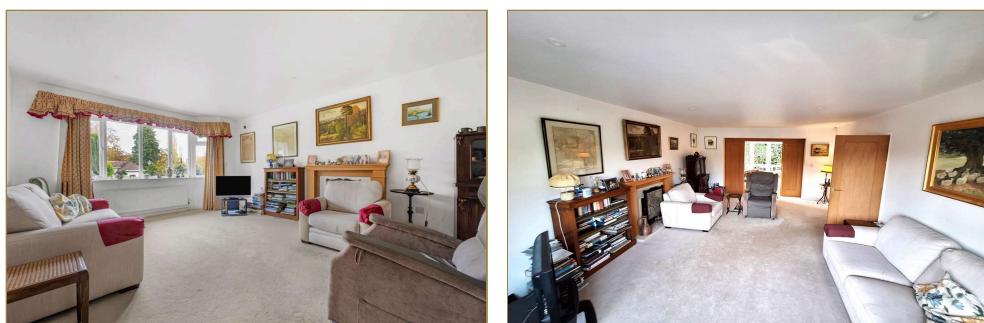
RECEPTION HALL

With radiator, storage cupboard housing meters, double built in cloaks cupboard and matching double built in airing cupboard housing pressurised hot water cylinder with slatted shelving. Access to loft space with retractable ladder.



LIVING ROOM

With front aspect feature double glazed window, two radiators, central fireplace with hearth surround and mantel, bifold doors to



GARDEN ROOM

Dual aspect with double glazed window and matching double glazed French doors to patio and garden, radiator.



EXTENDED KITCHEN/DINING ROOM

Spacious large open room

KITCHEN fitted with oak style units comprising single drainer stainless steel sink unit with mixer tap and cupboards under, further extensive range of both floor standing and wall mounted eye level units with roll edged work surfaces, contrasting tiled surrounds, electric cooker point, integrated washing machine, dishwasher and fridge/freezer. Concealed lighting, fitted extractor hood, rear aspect double glazed window. Opening onto

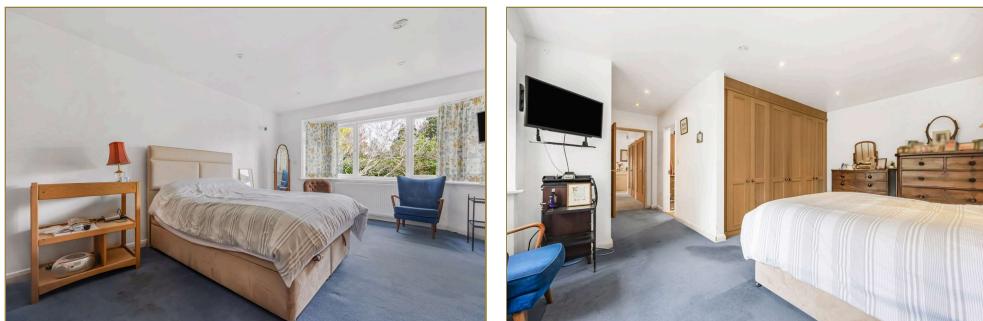
LARGE DINING AREA with room for substantial dining table and chairs, rear aspect double glazed windows and central double glazed door to garden, two radiators.



BEDROOM ONE

Master suite with front aspect feature double glazed bay window, radiator, range of fitted wardrobes with limed oak doors.

DRESSING AREA with further range of matching limed oak door wardrobes.



ENSUITE WETROOM

Including shower area, wash hand basin and W.C with fitted oak style cupboard space and drawers and laminated tops, fully tiled wall and floor.



BEDROOM TWO

With front aspect double glazed window, radiator, range of fitted wardrobes with cupboard space above.

**BEDROOM THREE**

With front aspect double glazed window, radiator.

**BATHROOM (WETROOM)**

Comprising large wet shower area, wash hand basin, W.C., heated towel rail, fully tiled walls and floor, extractor fan.

**OUTSIDE**

The property occupies grounds approaching 200ft in width with large paved patio area adjacent to the full width of the property, with lawned gardens beyond, with maturing trees, hedged evergreens and timber fenced enclosures. To one end is a large private lawned garden area with timber storage shed, summerhouse and lean to green house with further hard standing accessed via double wooden gates.



There is another expanse of lawned garden area at the other end of the property with access front to rear via timber gateway, mature pine tree and shaped holly tree, outside water taps and further timber storage shed.



FRONT GARDEN

The front of the property is entered via a sweeping block paved driveway providing parking and turning for a number of vehicles with various open lawned garden areas with maturing shrubbed and hedged enclosures. Centralised pedestrian pathway leading to front door and driveway leading to



DETACHED GARAGE

With up and over door, power and light, useful pitched roof eave storage and side pedestrian access, there is also a further side access front to rear via a wrought iron arched gate.



DIRECTIONS

From central Caversham proceed south along Prospect Street at the mini roundabout turn right into Church Street at the traffic lights turn right into Church Road continuing up St Peters Hill onto the Woodcote Road turn left into Knowle Close.

SCHOOL CATCHMENT

Caversham Primary School
The Heights Primary School
Highdown School and Sixth Form Centre

COUNCIL TAX

Band F

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.

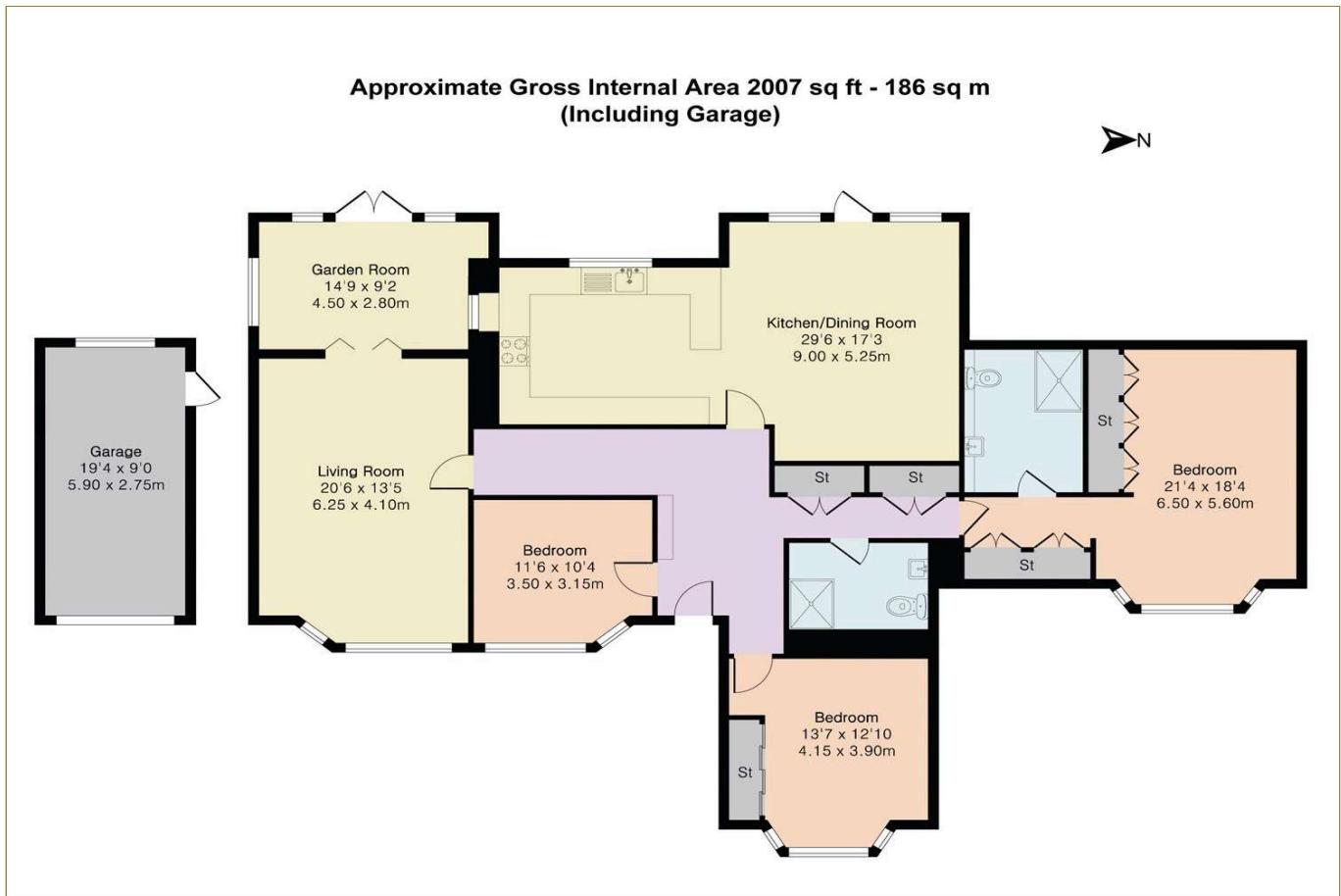
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

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/5690-6278-0322-2506-3953>

FLOOR PLAN

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



LOCATION

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

