

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### HIGHDOWN AVENUE, EMMER GREEN READING, RG4 8QT

**£725,000**

A spacious four bedroom bay fronted extended semi detached occupying secluded gardens in the region of 100ft and located in a highly sought after private road on the edges of the South Oxfordshire countryside. Including superb loft conversion with shower room together with an excellent kitchen/breakfast/family room rear addition. Situated within two miles of 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**

Large entrance porch with quarry tiled step and front door to

**RECEPTION HALL**

Tiled floor, staircase to first floor, understairs storage cupboard, further understairs boiler cupboard housing gas boiler with storage

**LIVING/DINING ROOM**

Open yet naturally segregated for living and dining areas

With front aspect feature double glazed bay window, radiator, with central cast iron fireplace with hearth surround and mantle over with real fire facility. Oak style flooring



DINING AREA with room for large table and chairs, opening onto



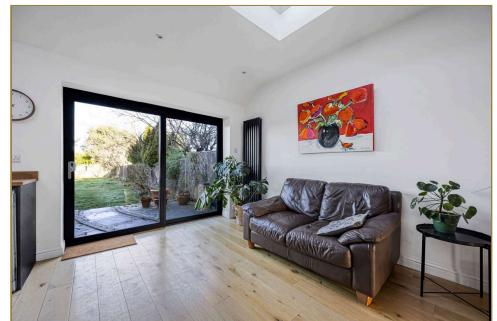
**SUPERBLY EXTENDED KITCHEN/BREAKFAST/FAMILY ROOM**

Excellent addition

KITCHEN comprising single drainer one and a half bowl stainless steel sink unit with mixer tap and drawers under, further range of both floor standing and wall mounted shelving and units with oak style work surfaces and surrounds. Space for range cooker, fitted extractor, oak flooring, vertical radiator, plumbing for dishwasher



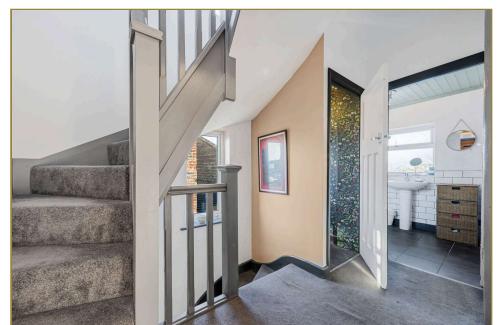
BREAKFAST/FAMILY AREA with rear aspect double glazed sliding patio doors to garden and twin overhead lantern windows

**UTILITY ROOM**

With side aspect double glazed window, base level units and drawers with oak work surfaces, plumbing for washing machine and space for tumble dryer together with space for American style fridge/freezer, tiled floor

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

With side aspect double glazed window



**BEDROOM ONE**

With front aspect double glazed bay window, radiator

**BEDROOM TWO**

With rear aspect double glazed window, radiator

**BEDROOM THREE**

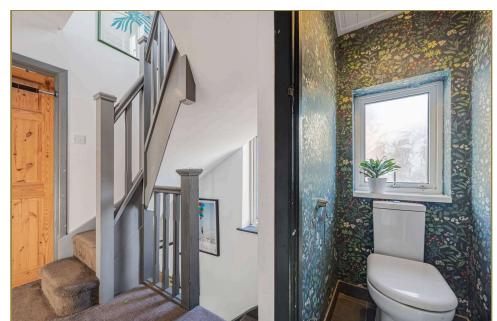
With front aspect double glazed window, radiator

**BATHROOM**

Comprising panelled bath with glass shower deflector, wash hand basin, tiled surrounds, heated towel rail, tiled floor and rear aspect obscure double glazed window

**SEPERATE W.C.**

With low level W.C., side aspect obscure double glazed window

**STAIRCASE FROM FIRST FLOOR TO SECOND FLOOR LANDING**

With side aspect double glazed window and door to

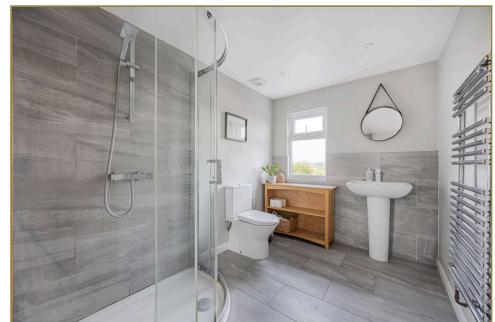
## BEDROOM FOUR

Forming part of a superb loft conversion, dual aspect with rear double glazed picture window with far reaching views of the South Oxfordshire countryside, double glazed Velux window to the front, eaves storage cupboard, radiator, oak style flooring



## SEPARATE TOP FLOOR SHOWER ROOM

Comprising large fully tiled corner shower, wash hand basin, W.C., tiled surrounds and floor, heated towel rail, rear aspect double glazed window



## REAR GARDEN

At the rear of the property are extensive level secluded gardens predominately laid to lawn with shrub borders and timber fenced enclosures with paved patio area adjacent to the property, side access front to rear via wooden gate





The gardens enjoy excellent seclusion and extend approximately 100ft.

#### **GARAGE/STORAGE**

Detached one and a half length (no vehicular access) but providing a variety of use or conversion to home office etc.

#### **OUTSIDE**

The front of the property is entered via driveway providing off road parking for two vehicles with low maintenance front garden area with brick retained wall and privet hedge enclosures



#### **DIRECTIONS**

From central Caversham proceed north up Prospect Street and fork left into Peppard Road, continue into Emmer Green turning left at the roundabout into Evesham Road, continue into St. Barnabas Road, over the mini roundabout into Highdown Hill Road and left into Highdown Avenue

#### **TENURE**

Freehold

#### **SCHOOL CATCHMENT**

Emmer Green Primary School

Highdown 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 over 2,500 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/2124-3131-6648-6951-1527>

## FLOOR PLAN

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

### Approximate Gross Internal Area 1440 sq ft - 134 sq m (Excluding Garage)

Ground Floor Area 699 sq ft - 65 sq m

First Floor Area 444 sq ft - 41 sq m

Second Floor Area 297 sq ft - 28 sq m

Garage Area 163 sq ft - 15 sq m



**LOCATION**

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

