

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**WRENFIELD DRIVE, CAVERSHAM
READING, RG4 7QE**

£235,000

A sought after ground floor two bedroom maisonette with its own private garden and parking space. Recently redecorated throughout with new carpets. Peacefully positioned within a mile of Caversham centre. No chain

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

SITUATION

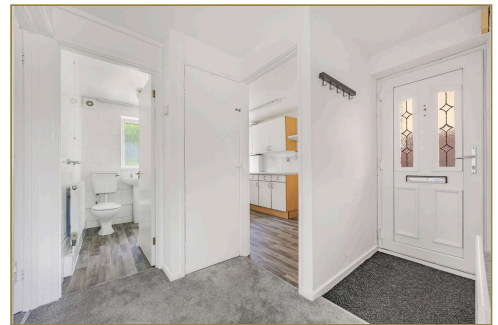
Caversham lies just north of the River Thames - close to Reading town centre, yet with a distinct village-like feel. It offers picturesque riverside views, scenic towpaths, and charming walks, alongside a wide range of shops, bars, and restaurants. The area is further enhanced by excellent health and fitness facilities with the Rivermead Sports Complex on its border, and highly regarded primary and secondary schools. Reading mainline station, within half a mile of Caversham Bridge, provides fast services to London Paddington in around 25 minutes, as well as access to the Elizabeth Line for direct routes into central London. Nearby Emmer Green and Caversham Heights lead into the South Oxfordshire countryside, with well-regarded golf courses and easy access to nearby Henley-on-Thames

ENTRANCE

Covered entrance porch and useful outdoor storage/bin cupboard. Quarry tiled step and uPVC front door to

RECEPTION HALL

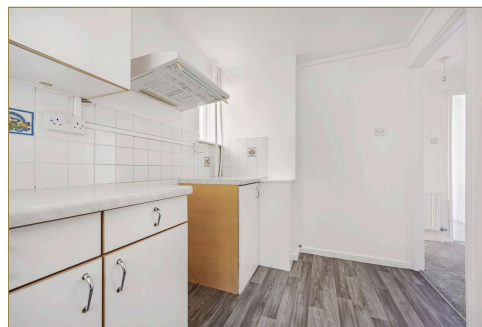
With radiator and built in linen cupboard with slatted shelving

**LIVING ROOM**

With front aspect double glazed bay window, picture rails and radiator

KITCHEN

Comprising single drainer stainless steel sink unit with mixer tap and cupboard under, further base and eye level units with laminated work surfaces and tiled surrounds. Plumbing for washing machine, gas cooker point, extractor hood, wall mounted gas boiler and dual aspect double glazed windows

**BEDROOM ONE**

With rear aspect window and matching double glazed door to garden, radiator



BEDROOM TWO

With front aspect double glazed window, radiator

**BATHROOM (SHOWER ROOM)**

Comprising tiled shower, wash hand basin, W.C., rear aspect obscure double glazed window, fully tiled walls, radiator and extractor fan

**REAR GARDEN**

At the rear of the property is a private garden adjacent with twin tiered lawns and large storage unit to the rear with mature evergreen hedging and maturing trees providing excellent screening and seclusion with a south westerly aspect, extending approximately 40ft. Outside tap. There is also a side gate with communal driveway access front to rear

**OUTSIDE**

At the front of the property is communal driveway for both maisonettes with hardstanding in the front garden, with a mixture of brick retained wall and hedged enclosure

DIRECTIONS

From central Caversham travel along Church Street, turn right into Hemdean Road and continue over the roundabout to the Hemdean Road continuation, turning left into Sheridan Avenue and left into Wrenfield Drive

TENURE

Leasehold

Original lease - 999 years

Lease remaining - tbc years

Ground rent - £10 per annum

SCHOOL CATCHMENT

Emmer Green Primary School

Highdown Secondary School

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 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/2868-3061-6276-6380-2254>

FLOOR PLAN

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

**Approximate Gross Internal Area 659 sq ft - 62 sq m
(Including Outbuilding)**

Ground Floor Area 555 sq ft – 52 sq m

Outbuilding Area 104 sq ft – 10 sq m

