

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



WOODFORD CLOSE, CAVERSHAM READING, RG4 7HN

£660,000

A particularly spacious three bedroom detached family home peacefully located in a favoured cul-de-sac in the heart of Caversham Heights. With two reception rooms, kitchen/breakfast room and utility room. Occupying a south easterly facing level secluded garden and excellent home office

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

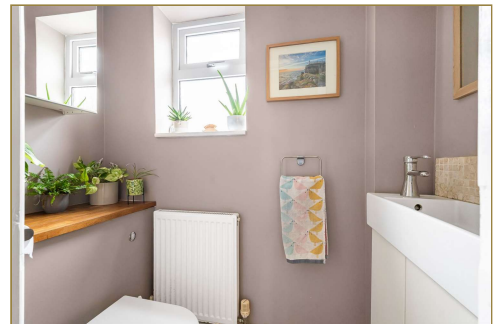
Covered entrance porch with quarry tiled step and front door with double glazed inserts

RECEPTION HALL

With parquet flooring, radiator, staircase to first floor and understairs storage cupboard

**CLOAKROOM**

With W.C., wash hand basin with cupboard space below, radiator, tiled floor and side aspect obscure double glazed window

**LIVING ROOM**

With front aspect feature double glazed bay window, parquet flooring and radiator





Double doors to

DINING ROOM

With rear aspect double glazed French doors to patio and garden, parquet flooring, radiator



KITCHEN/BREAKFAST ROOM

Accessed from both reception hall and from the dining room.

KITCHEN well fitted comprising inbuilt drainer one and a half bowl sink unit with mixer tap and cupboard under, further range of both floor standing and wall mounted eye level units with drawers with Corian work surfaces and surrounds, inset four ring induction hob with extractor hood above and splashback. Further integrated double ovens, integrated dishwasher and appliance space for fridge/freezer. Room for small table and chairs, tiled floor, wall mounted gas boiler and rear aspect double glazed window



Double glazed kitchen side door to

REAR LOBBY

With door front and rear and door to

UTILITY ROOM

This room has been converted from the garage, multi-functional with stainless steel sink unit with mixer tap and cupboards under, further base and eye level units, plumbing for washing machine and appliance space for tumble dryer. Further additional appliance space and side aspect double glazed window

STAIRCASE FROM FRONT RECEPTION HALL TO FIRST FLOOR LANDING

With side aspect double glazed window, access to loft space above and built in storage cupboard



BEDROOM ONE

With front aspect double glazed window, radiator, range of full width wardrobes



BEDROOM TWO

With rear aspect double glazed window, radiator



BEDROOM THREE

With front aspect double glazed window, radiator



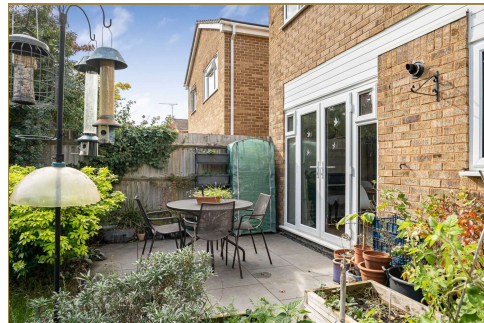
BATHROOM

Comprising shower bath with curtain and rail, wash hand basin, W.C., tiled surrounds and radiator. Rear aspect obscure double glazed window



REAR GARDEN

At the rear of the property is an established level and secluded garden predominately laid to lawn, with an array of flower and shrub borders, maturing trees and evergreens, with paved patio area adjacent to the property. Useful attached storage shed together with timber fenced garden enclosures



To the rear is an excellent

HOME OFFICE

With power and light providing a variety of use



In all the gardens enjoy a secluded south-easterly aspect extending approximately 50ft.

OUTSIDE

The front of the property is entered via a tarmac driveway leading to

GARAGE

PLEASE NOTE this has been mainly converted into a utility room but retains up and over door and useful storage

PARKING

With off road parking for three vehicles

FRONT GARDEN

There is an open lawned garden area with a separate paved pathway to front door with shrub borders

**DIRECTIONS**

Leave central Caversham via Church Street, at traffic lights turn right into Church Road, continue up St. Peter's Hill into the Woodcote Road, turn right into Woodcote Way, right into Fernbrook Road, right into Wincroft Road and right into Woodford Close

SCHOOL CATCHMENT

Emmer Green Primary School

The Hill Primary School

The Heights 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/9310-2571-9600-2206-8731>

FLOOR PLAN

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

**Approximate Gross Internal Area 1318 sq ft - 122 sq m
(Excluding Outbuilding)**

Ground Floor Area 775 sq ft – 72 sq m

First Floor Area 543 sq ft – 50 sq m

Outbuilding Area 80 sq ft – 7 sq m

