

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**HEMDEAN ROAD, CAVERSHAM
READING, RG4 7SS**

£495,000

A particularly spacious extended Victorian terrace on the sought after Hemdean Road in the centre of Caversham, benefitting from a converted attic room together with two first floor bedrooms, extended kitchen and pleasant secluded rear garden. Easy access to shops and amenities and within a mile of Reading station. No chain

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SITUATION

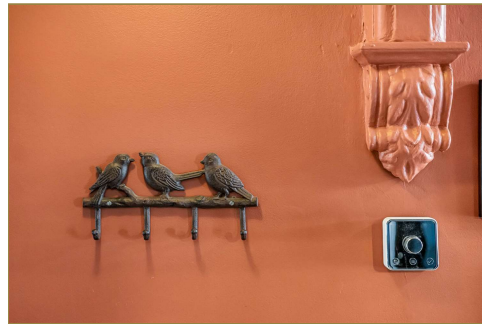
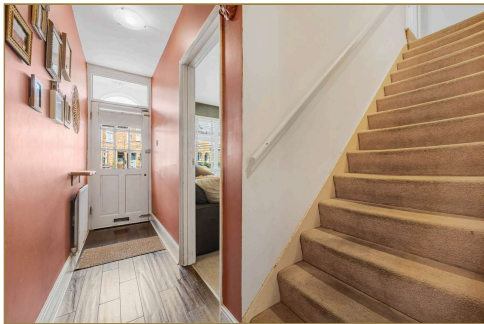
This property is a short walk from local amenities including the public library, doctors' surgery, dental practice, Thameside Primary School and an excellent range of small restaurants, pubs, local shops and Waitrose supermarket. There are frequent bus services to Reading and beyond. Nearby, Christchurch Meadows and the Thames Towpath provide extensive opportunities for walking, cycling and sporting activities. There is easy access to Reading mainline station with journey times to London Paddington approx. 25 minutes and has been further complemented with the arrival of Crossrail that offers direct routes to the central areas of the City of London

ENTRANCE

Arched entrance porch with quarry tiled step and front door to

RECEPTION HALL

With two radiators, ornate arch and staircase to first floor

**LIVING ROOM**

With front aspect double glazed window, radiator, central cast iron fireplace with hearth surround and mantel over and coal effect real flame gas fire, recess shelving

**DINING ROOM**

With radiator, understairs storage cupboard with shelving and meters



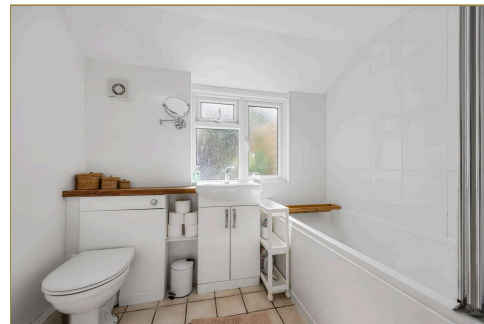
Through to

EXTENDED KITCHEN

Fully fitted comprising Belfast sink unit with mixer tap and cupboard under, further extensive range of both floor standing and wall mounted eye level units with oak work surfaces and contrasting tiled surrounds, inset four ring gas hob with extractor hood above with integrated oven below, plumbing for washing machine and dishwasher. Fitted gas boiler, part vaulted ceiling with overhead Velux window and rear aspect window overlooking garden with matching double glazed side door, tiled floor and useful larder cupboard, radiator

**BATHROOM**

Comprising panelled bath with wash hand basin with cupboard space below, W.C., rear aspect obscure double glazed window, radiator, tiled floor and built in linen cupboard

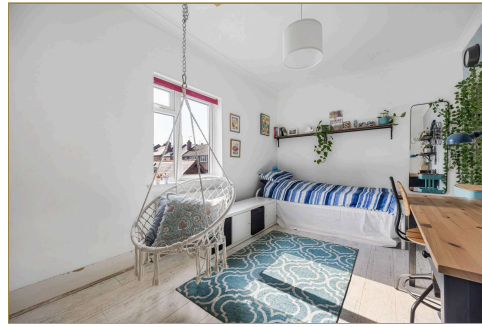
**STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING****BEDROOM ONE**

With front aspect double glazed window, radiator, ornate cast iron fireplace with surround and mantel over, built in wardrobe with hanging space and shelving

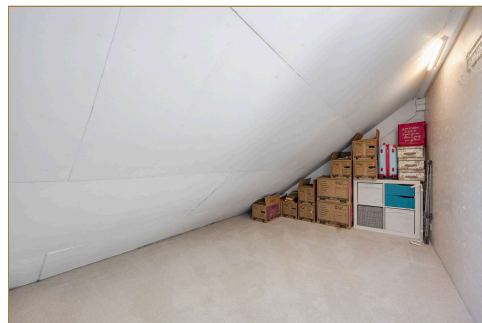
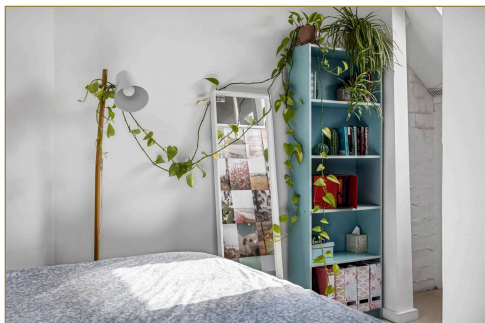


BEDROOM TWO

With rear aspect double glazed window, radiator, built in recess and staircase leading to

**CONVERTED ATTIC ROOM**

Providing a variety of use with radiator, eaves storage cupboard, twin double glazed Velux windows



REAR GARDEN

To the rear of the property is a pleasant private garden with an easterly facing aspect, with patio area adjacent to the property with fixed pagoda leading to low maintenance level slate garden area with further paved area to the rear with useful timber storage shed and rear pedestrian gateway access. Enclosed by a mixture of brick retained wall and timber fencing with maturing trees providing excellent screening and seclusion, extending approximately 50ft.



OUTSIDE

The front of the property is entered via a wrought iron gate with a quarry tiled pathway leading to front door, with a slated garden area with flower beds and low brick retaining wall enclosure



DIRECTIONS

From the offices of Farmer and Dyer proceed south along Prospect Street at the mini roundabout turn right into Church Street then turn right into Hemdean Road where the property can be found on the right hand side

TENURE

Freehold

APPROXIMATE MONTHLY RENTAL

£1,850

SCHOOL CATCHMENT

Thameside 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 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/8799-2324-3329-2626-9963>

FLOOR PLAN

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

