

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### **PRIEST HILL, CAVERSHAM READING, RG4 7RZ**

**£795,000**

A beautiful three storey Edwardian semi-detached, redesigned and finished with high-quality fittings to create superb family living space. The property features an impressive open-plan kitchen/family room, living room, study, and utility room. Upstairs offers three well proportioned bedrooms, four-piece bathroom suite and stairs to loft room. South-facing garden and off-road parking

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**SITUATION**

This property is a short walk from local amenities including the public library, doctor's surgery, dental practice, local schools and an excellent range of small restaurants, pubs, local shops and Waitrose supermarket. There are frequent bus services to Reading and beyond. Nearby, Balmore Park, 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 HALL**

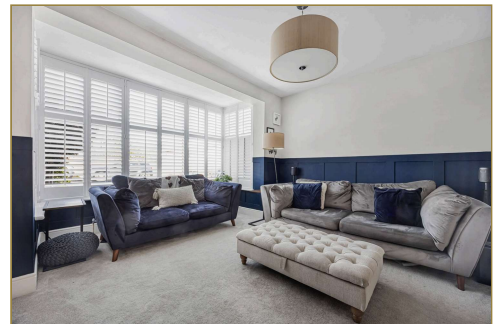
With feature exposed brick wall and skirting lighting, understairs cupboard, radiator, stairs to first floor

**CLOAKROOM**

Two piece suite comprising: w.c, fitted wash hand basin, chrome towel radiator, decorative tiling

**LIVING ROOM**

Front aspect square bay window, exposed brick fireplace offering open fire facility, radiator, half wall panelling

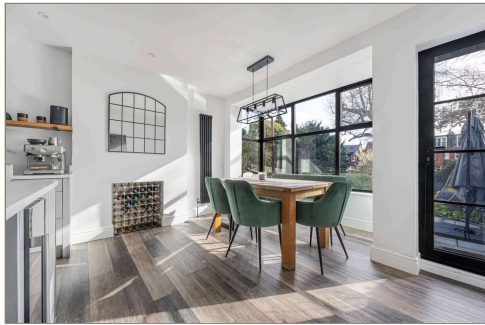
**STUDY/OFFICE**

With glazed door, radiator, cupboard housing fusebox and meters, side aspect

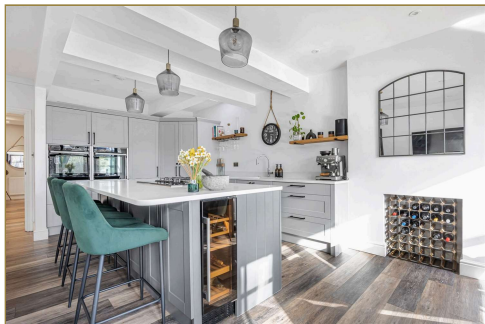


## KITCHEN/FAMILY/DINING ROOM

A super room with large square bay window overlooking the garden completely redesigned and refitted 4 years ago



The kitchen is fitted with granite worktops with a large central island/breakfast bar with five ring gas hob and a pop up down draft extractor hood, range of cupboards and drawers, larder unit, two integrated Neff ovens, integrated dishwasher, one and a half sink with instant hot water tap and InSinkErator food waste disposer, integrated wine fridge, radiator, space for kitchen table, vertical radiator, door to rear garden



## UTILITY ROOM

Well fitted with butchers block worktops and large enamel sink unit, range of cupboards and recently fitted new Worcester boiler



## STAIRCASE TO FIRST FLOOR

Radiator, overhead lightwell, further door on landing leads to second floor

### MASTER BEDROOM

Twin rear aspect, feature cast iron fireplace, radiator, acoustic slat wall panelling, radiator, cupboard with barn style sliding door, access to loft area



### BEDROOM TWO

Front aspect, cast iron fireplace, radiator



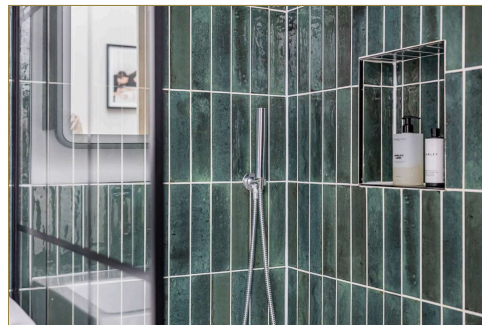
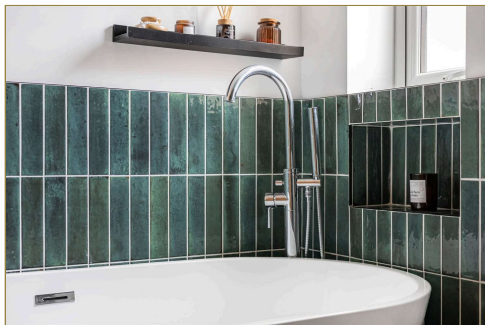
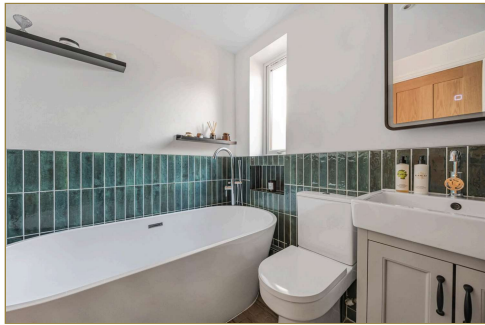
### BEDROOM THREE

Dual aspect, part panelled wall, radiator



## BATHROOM

Super four piece suite comprising: free standing bath with separate tap and hand held shower, large walk in shower, w.c, fitted wash hand basin with cupboard under, towel radiator, side aspect

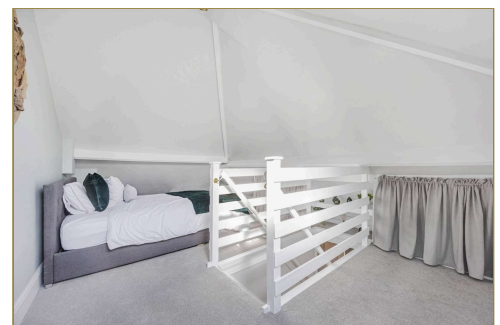


## STAIRCASE TO LOFT ROOM

Side aspect window

## LOFT ROOM

Great sized 20ft room ideal for a variety of uses, storage cupboard, rear aspect



## REAR GARDEN

At the rear of the property is a south facing garden with a large entertaining patio





and steps leading down to a lawned garden with flower and shrub borders, shed and rear access gate



### **OUTSIDE**

To the front of the property is a paved driveway and useful side access gate



### **TENURE**

Freehold

### **SCHOOL CATCHMENT**

Thameside 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

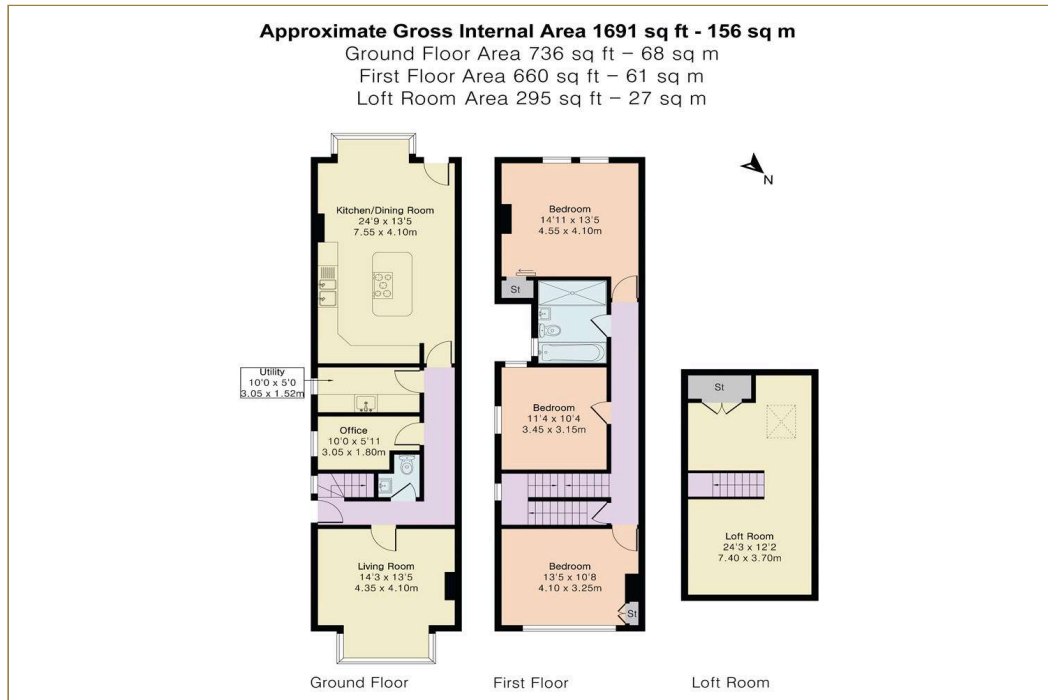
### **ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**

Energy Rating E

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/9010-2103-1390-2020-8181>

### 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

