

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



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

**Offers In Excess Of £500,000**

An attractive larger design bay fronted Victorian terrace benefitting from a superb ensuite loft conversion, retaining many period features and conveniently situated in central Caversham just steps from the Doctors surgery, shops and amenities

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)

## 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

Covered entrance porch and front door with stained glass leaded light insert to

## RECEPTION HALL

With radiator, ornate arch and staircase to first floor, door to

## LIVING/DINING ROOM

Naturally segregated for living and dining areas

LIVING AREA with front feature double glazed bay window, central Adam-style fireplace with hearth, surround and mantel over, coal effect real flame fire



DINING AREA with room for table and chairs, radiator, under stairs storage cupboard and rear aspect double glazed window



## FITTED KITCHEN

Comprising single drainer stainless steel sink unit with mixer tap and cupboard under, further range of both floorstanding and wall mounted eye level units with beechwood work surfaces and tiled surrounds. Inset 4-ring electric hob with extractor hood above and integrated oven below, plumbing for washing machine or dishwasher and further appliance space for fridge/freezer, radiator, side aspect double glazed window and double glazed kitchen side door



## STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING



### BEDROOM TWO

With twin front aspect double glazed sash style windows, radiator, ornate cast iron fireplace with surround and mantel over



### BEDROOM THREE

With rear aspect double glazed window, radiator, ornate cast iron fireplace with surround and mantel over



### BATHROOM

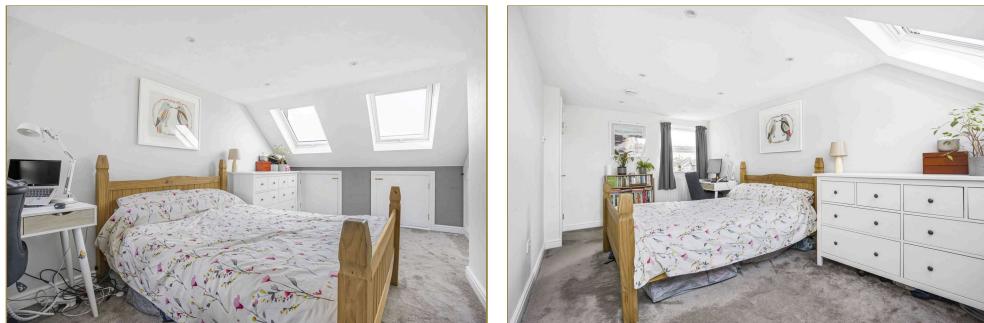
Spacious room with three piece suite comprising shower bath with independent shower unit and glass deflector, wash hand basin, W.C., heated towel rail and radiator, Streamer tiled floor and contrasting tiled walls, rear aspect obscure double glazed window





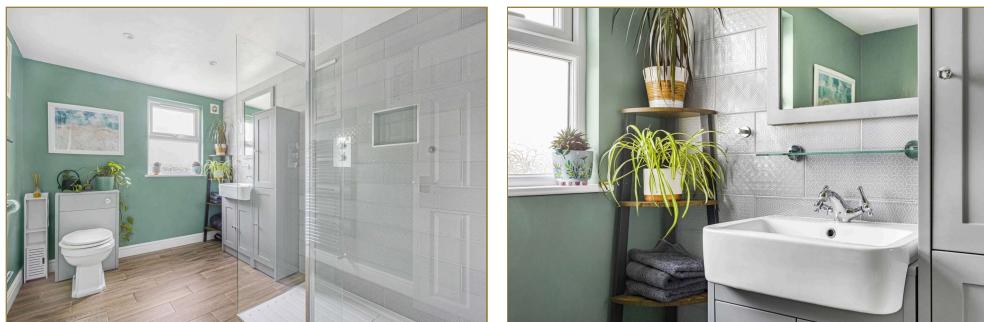
## STAIRCASE FROM FIRST FLOOR TO SECOND FLOOR LANDING AND MASTER SUITE BEDROOM ONE

Dual aspect with twin front double glazed Velux windows and rear double glazed window, radiator, twin eaves storage cupboards and fitted wardrobes



## SHOWER ROOM

Spacious suite with double width shower, wash hand basin with integrated cupboard space, W.C., contrasting tiled walls and floor, heated towel rail and rear aspect obscure double glazed window



## REAR GARDEN

At the rear of the property is a generous garden predominantly laid to lawn with full length pathway with raised beds, adjacent timber storage shed, rear patio and rear pedestrian gateway access, original brick bomb shelter providing excellent storage. The gardens enjoy good seclusion with a mixture of brick retained wall and timber enclosures, extending approx. 60ft



## FRONT GARDEN

The front of the property is entered via quarry tiled pathway leading to front door with enclosed front garden with brick retaining wall and low maintenance pea shingle with shrubs

## DIRECTIONS

From Church Street in central Caversham turn right into Hemdean Road

## TENURE

Freehold

## APPROXIMATE MONTHLY RENTAL VALUE

£2,100

## SCHOOL CATCHMENT

Thameside Primary School  
Highdown Secondary School

## COUNCIL TAX

Band C

## APPROXIMATE SQUARE FOOTAGE

1,1123sq ft. This is an approximate measurement taken from the EPC which measures the heated habitable space

## SOCIAL MEDIA

Find out about local news, our views and all things property on our facebook and twitter pages.

## 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

To view the full EPC for this property, you can access the national database with the following web address:

## FLOORPLAN

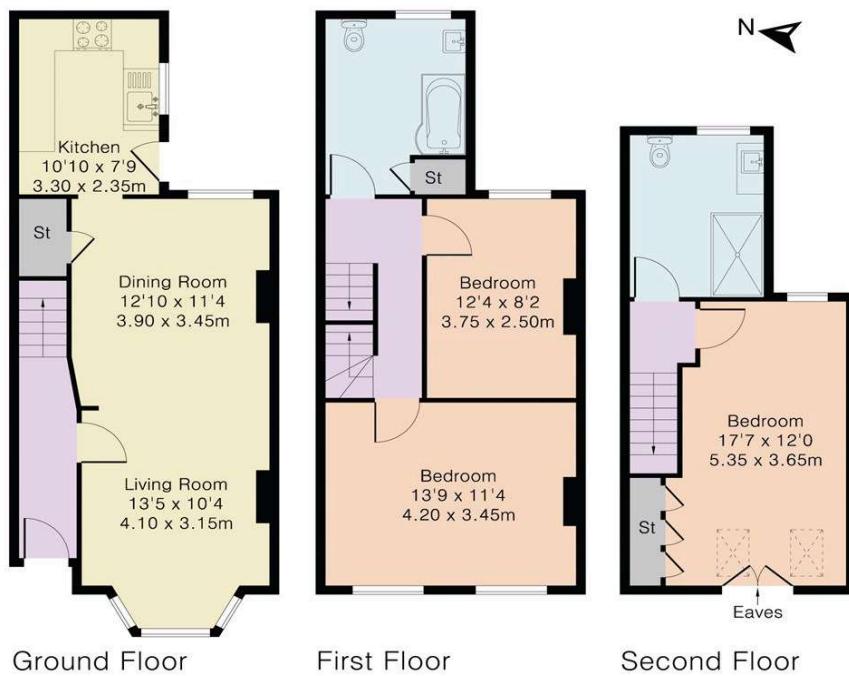
These floor plans are for guidance purposes only and are not to scale.

### Approximate Gross Internal Area 1123 sq ft - 104 sq m

Ground Floor Area 423 sq ft - 39 sq m

First Floor Area 415 sq ft - 39 sq m

Second Floor Area 285 sq ft - 26 sq m



**LOCATION**

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

