

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



MONTFORT GATE, CAVERSHAM READING, RG4 6AD

£495,000

A delightful three bedroom semi-detached corner home set in this select peaceful cul-de-sac with garage and parking, south west facing secluded garden together with excellent well balanced accommodation, with high quality fittings. Approximately one mile from Caversham centre

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
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ENTRANCE

Gabled entrance porch and front door with double glazed insert to

**ENTRANCE HALL**

With staircase to first floor

**CLOAKROOM**

With W.C., wash hand basin, heated towel rail, tiled floor

LIVING ROOM

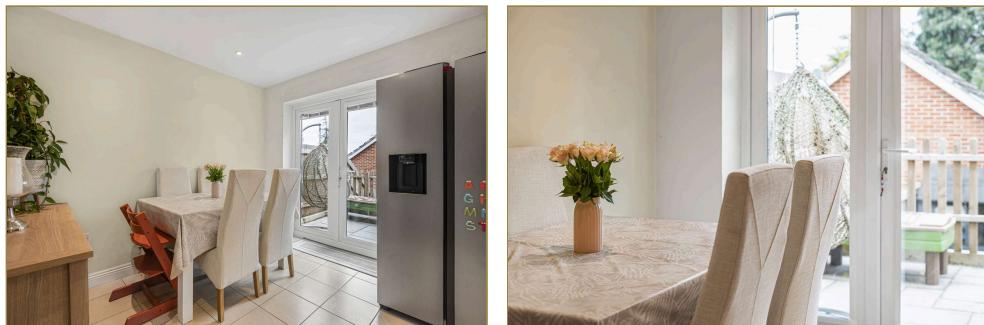
Dual aspect with double glazed windows, two radiators, one encased

**KITCHEN/DINING ROOM**

Comprising single drainer one and a half bowl stainless steel sink unit with mixer tap and cupboards under, further range of both floor standing and wall mounted eye level units with laminated work surfaces and contrasting tiled surrounds. With inset four ring gas hob with extractor hood above and integrated double oven, integrated dishwasher and space for American style fridge/freezer, radiator



DINING AREA - With room for table and chairs, tiled floor, understairs storage cupboard housing meters, dual aspect double glazed windows and further double glazed French doors to patio and garden



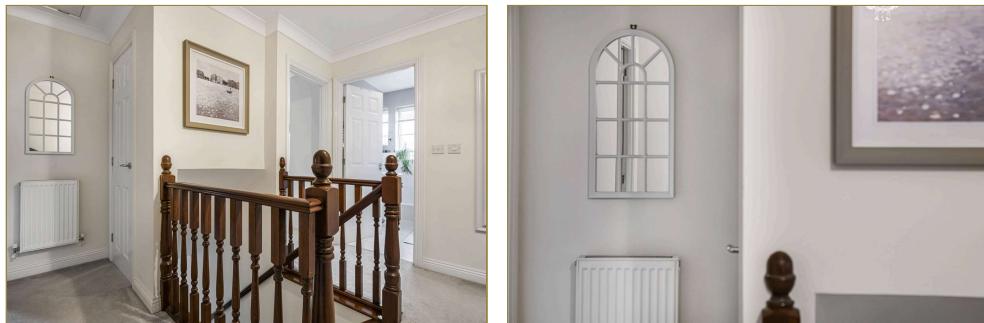
UTILITY ROOM

With single drainer stainless steel sink unit with cupboards under, plumbing for washing machine, tiled floor



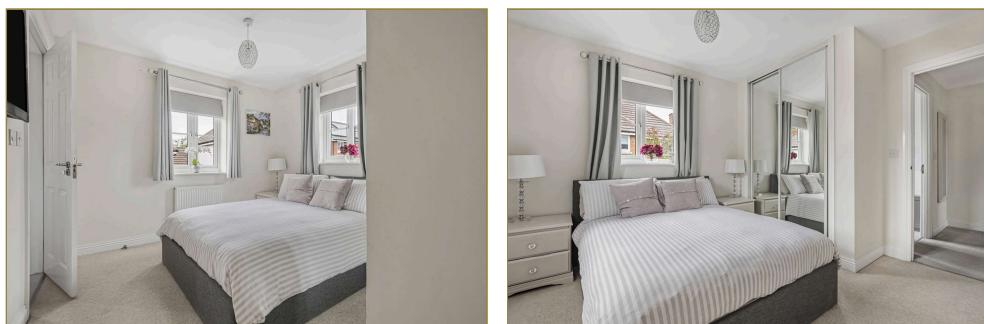
STAIRCASE FROM ENTRANCE HALL TO FIRST FLOOR LANDING

With access to loft space above, radiator and built in airing cupboard housing pressurised hot water cylinder



BEDROOM ONE

With dual aspect double glazed windows, radiator, built in double wardrobe with mirror fronted sliding doors





Door to

EN SUITE SHOWER ROOM

Comprising fully tiled shower, wash hand basin with cupboard below, W.C., with contrasting fully tiled walls and floor, obscure double glazed window



BEDROOM TWO

With double glazed window, radiator, built in double wardrobe with mirror fronted sliding doors



BEDROOM THREE

With double glazed window, built in double wardrobe, radiator



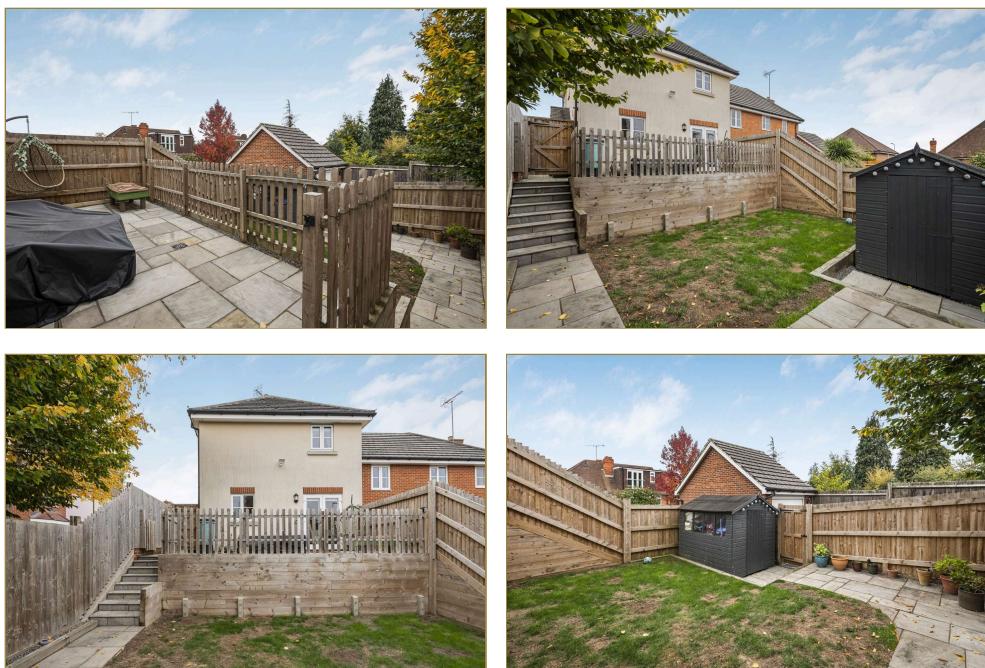
BATHROOM

Comprising twin gripped bath, wash hand basin, W.C., obscure double glazed window, fully tiled walls and floor, heated towel rail



REAR GARDEN

At the rear of the property is a two tiered garden with a large full width paved patio area adjacent to the kitchen/dining room with gate provided side access and picket fenced enclosure. Steps lead down to main level lawned garden with pitched roof timber storage shed, sleeper enclosed and timber fenced enclosure and rear pedestrian gateway access



Beyond is a

DETACHED GARAGE

With useful pitched roof storage, up and over door, power and light. Currently used as a progressive gym, with



PARKING

Off road parking for two vehicles in front

**OUTSIDE**

In all the gardens enjoy a south westerly aspect and excellent seclusion.

The property occupies a corner position with paved shallow steps to front door, outside power, lighting and water tap

**DIRECTIONS**

From central Caversham proceed north up Prospect Street, at the traffic lights fork right into Henley Road, proceed for approximately one mile turning left into Montfort Gate

TENURE

Freehold

Community fee of £60pcm for private road, garden areas, salt/grit and street lighting

SCHOOL CATCHMENT

Micklands Primary School

Highdown School and Sixth Form Centre

COUNCIL TAX

Band D

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/0542-2862-6266-9998-5641>

FLOOR PLAN

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

