

# 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  
T 0118 946 1800 W [www.farmeranddyer.com](http://www.farmeranddyer.com)  
E [info@farmeranddyer.com](mailto:info@farmeranddyer.com)

**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



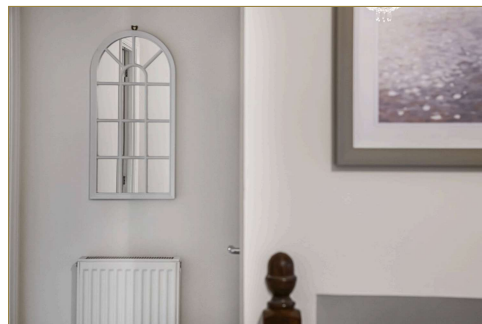
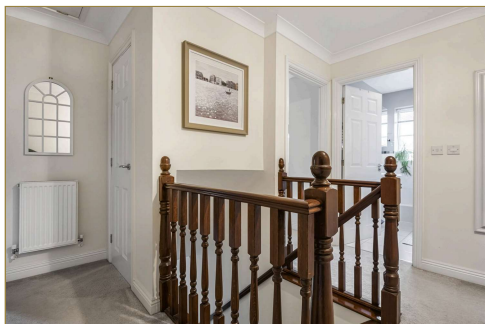
### **UTILITY ROOM**

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



### **STAIRCASE FROM ENTRANCE HALL TO FIRST FLOOR LANDING**

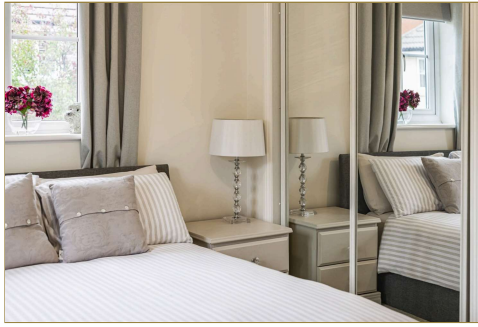
With access to loft space above, radiator and built in airing cupboard housing pressurised hot water cylinder



### **BEDROOM ONE**

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

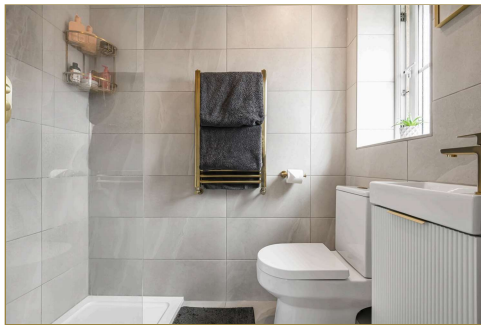




Door to

### 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**

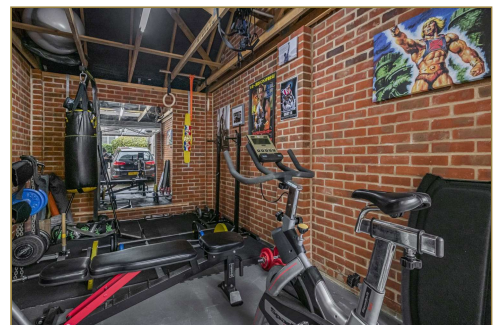
At the rear of the property is a two tiered garden with a large full width paved patio area adjacent to the kitchen/dining room with gate provided side access and picket fenced enclosure. Steps lead down to main level lawned garden with pitched roof timber storage shed, sleeper enclosed and timber fenced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

**Approximate Gross Internal Area 940 sq ft - 88 sq m  
(Excluding Garage)**

Ground Floor Area 470 sq ft – 44 sq m

First Floor Area 470 sq ft – 44 sq m

Garage Area 155 sq ft – 14 sq m

