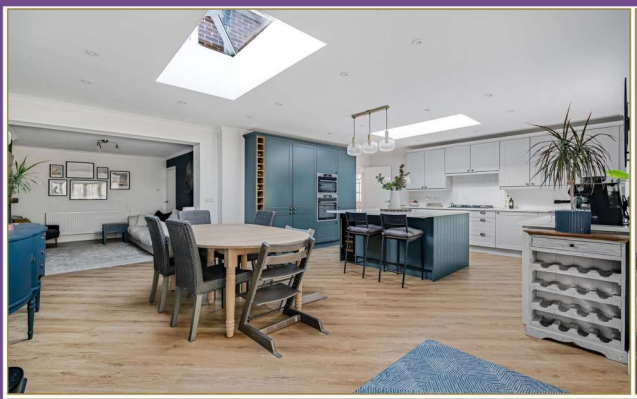
FARMER & DYER

RESIDENTIAL SALES & LETTINGS







WESTDENE CRESCENT, CAVERSHAM
READING, RG4 7HD

£825,000

Beautifully presented and extended 1950s bay fronted three bedroom semi detached family home, featuring a stunning 29ft open-plan kitchen/dining/family room with underfloor heating. Large secluded garden, off-road parking and a versatile outdoor home office with its own shower room, also ideal as a guest suite/gym etc. Just a seven-minute walk from The Heights Primary School

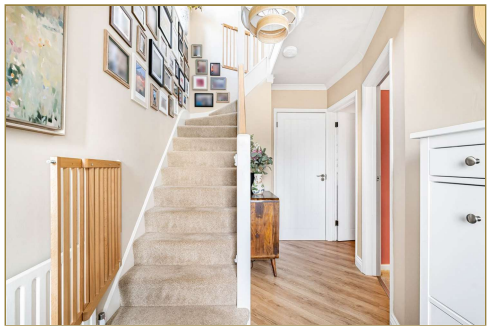
No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
T 0118 946 1800 **W** www.farmeranddyer.com
E info@farmeranddyer.com

SITUATION

Caversham lies just north of the River Thames - close to Reading town centre, yet with a distinct village-like feel. It offers picturesque riverside views, scenic towpaths, and charming walks, alongside a wide range of shops, bars, and restaurants. The area is further enhanced by excellent health and fitness facilities with the Rivermead Sports Complex on its border, and highly regarded primary and secondary schools. Reading mainline station, within half a mile of Caversham Bridge, provides fast services to London Paddington in around 25 minutes, as well as access to the Elizabeth Line for direct routes into central London. Nearby Emmer Green and Caversham Heights lead into the South Oxfordshire countryside, with well-regarded golf courses and easy access to nearby Henley-on-Thames

ENTRANCE HALL

Open hallway with access to cloakroom, lounge and living area



CLOAKROOM

Modern refitted suite with W.C., wash hand basin, radiator and panelled walls

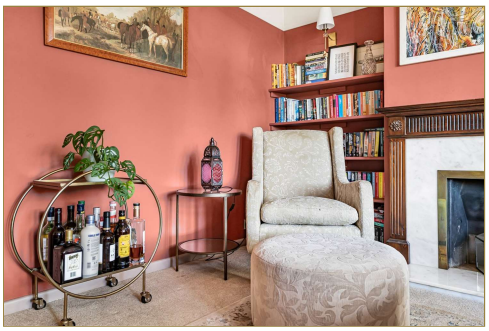




LIVING ROOM

Beautifully decorated lounge to the front of the property with large bay fronted window and feature fireplace



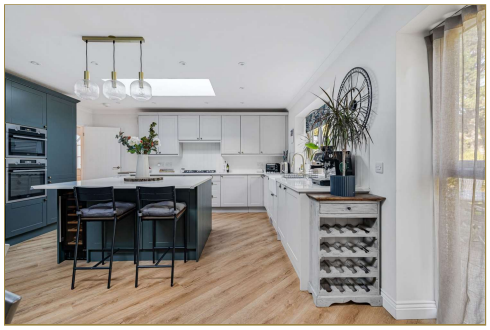


OPEN PLAN KITCHEN/DINING/FAMILY ROOM

Stunning and recently extended 29ft kitchen and living area with underfloor heating and two large overhead lanterns providing further light




KITCHEN is comprehensively fitted with granite worktops, a large central island and breakfast bar, there is an excellent range of cupboards and drawers, integrated dishwasher, AEG double ovens and gas hob with concealed extractor hood over, further integrated tall single fridge and separate freezer


DINING AREA with double doors to rear garden and door to utility room




SNUG
Family living area off the kitchen with feature fireplace




UTILITY ROOM
Spacious utility room with space for stacked washing machine and dryer, sink unit, further storage cupboards, door to outside




STAIRCASE TO FIRST FLOOR LANDING

BEDROOM ONE
Well presented master bedroom to the rear of the property, radiator




BEDROOM TWO

14ft double bedroom to the front of the property with two built in double wardrobes



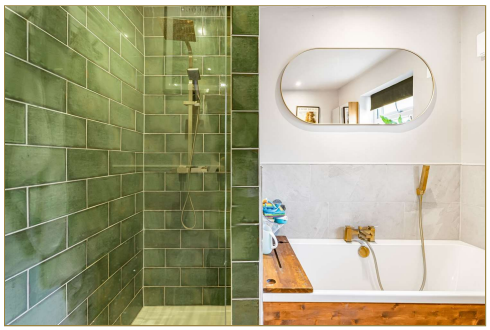

BEDROOM THREE

Well presented single bedroom to the front of the property currently being used as a nursery



FAMILY BATHROOM

Stunning eye catching family bathroom suite comprising: bath, large walk in shower, W.C. and fitted wash hand basin with storage under, chrome towel radiator, rear aspect

OUTDOOR HOME OFFICE

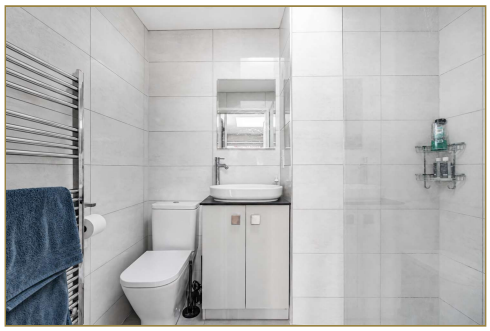
This versatile space is ideal as a dedicated home office, guest suite, gym, hobby room etc. Separate from the main house and attached to the rear of the garage, it provides valuable additional accommodation that can adapt to changing family needs whilst offering privacy and independence for both work and leisure




Door to

SHOWER/CLOAKROOM

Three piece suite comprising: shower, fitted wash hand basin with cupboard under, W.C., tiled walls and overhead lantern



REAR GARDEN

Stunning enclosed and private garden that widens toward to the rear perimeter. The garden has side front to rear access and includes a large lawned area with mature trees and hedging to the boundary, complemented by a large entertaining patio area











FRONT GARDEN

To the front is a large shingle driveway providing off road parking for two cars and leading to GARAGE/STORE. There is also an EV charging point.



GARAGE STORE

Suitable for garden storage, bikes etc

DIRECTIONS

From central Caversham proceed south along Prospect Street, at the mini roundabout turn right into Church Street, turn right at the traffic lights into Church Road and continue up St Peters Hill into the Woodcote Road. Proceed for about one mile turning right into Woodcote Way and immediately right into Westdene Crescent

TENURE

Freehold

SCHOOL CATCHMENT

The Heights Primary School
Emmer Green Primary School
The Hill Primary School

Highdown Secondary School and Sixth Form Centre

COUNCIL TAX

Band E

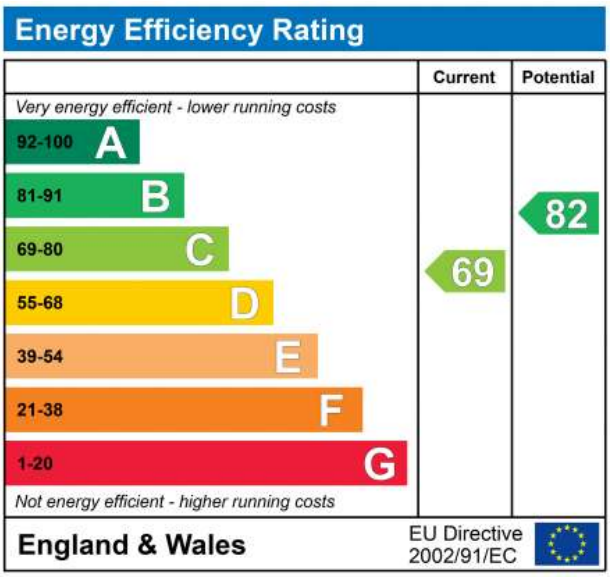
FREE MORTGAGE ADVICE

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 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/3632-5524-9100-0531-5292



FLOORPLAN

This floor plan is for indicative purposes and should not be relied upon as wholly accurate.

Approximate Gross Internal Area 1336 sq ft - 124 sq m
(Excluding Garage)
Ground Floor Area 861 sq ft – 80 sq m
First Floor Area 475 sq ft – 44 sq m
Garage Area 265 sq ft – 25 sq m

