

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



WESTDENE CRESCENT, CAVERSHAM READING, RG4 7HD

£625,000

A delightful two/three bedroom chalet detached residence peacefully positioned in a favoured cul-de-sac in Caversham Heights, near to local shop, bus stop and the renowned Heights Primary School. Enjoying spacious living accommodation including an extended kitchen/dining room, beautifully tended west facing secluded rear garden, garage and plenty of parking. No chain

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SITUATION

Caversham is situated just north of the River Thames, offering a wide range of shops, bars and restaurants, together with excellent schooling. Reading Station servicing London (Paddington 25 minutes) is within half a mile of Caversham Bridge and has been further complemented with the arrival of Crossrail. Emmer Green & Caversham Heights border the South Oxfordshire countryside, with a choice of golf courses and the additional Mapledurham Gym & Rivermead Sports Complex on Caversham borders

ENTRANCE

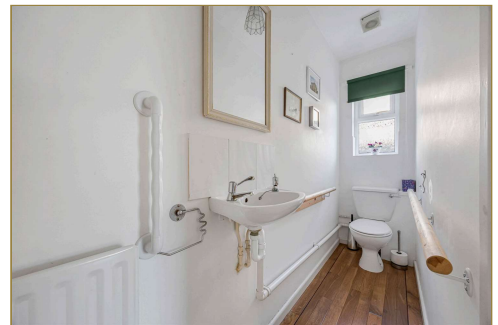
Paved ramp and step to double glazed front door and access to

RECEPTION HALL

With radiator, staircase to first floor and understairs storage cupboard housing meters

**CLOAKROOM**

With W.C., wash hand basin, radiator and side aspect obscure double glazed window

**LIVING ROOM**

Bright dual aspect room with double glazed windows and central Adam style fireplace with hearth surround and mantle over with fitted coal effect real flame gas fire, double radiator and four wall light points. Archway through to

**SITTING ROOM**

With rear aspect double glazed French doors to patio and garden, two radiators



EXTENDED KITCHEN/DINING ROOM

Triple aspect, fitted comprising single drainer stainless steel sink unit with mixer tap and cupboard under, further extensive range of both floor standing and wall mounted eye level units with laminated work surfaces and contrasting tiled surrounds. Inset four ring electric hob with extractor hood above and split level double oven, plumbing for washing machine and dishwasher, space for fridge/freezer, wall mounted gas boiler, room for dining table and chairs, heated towel rail and double glazed kitchen side door to garden

**STUDY/BEDROOM THREE**

With front aspect double glazed window, radiator

**STAIRCASE FROM RECEPTION HALL**

With side aspect double glazed window and existing stairlift, useful eaves storage cupboard

BEDROOM ONE

Spacious room with front aspect double glazed window, range of fitted wardrobes and useful eaves storage cupboard, radiator

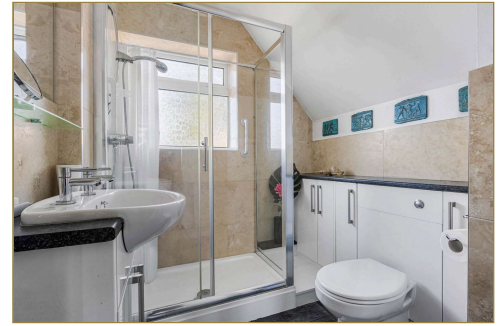
**BEDROOM TWO**

With rear aspect double glazed window, fitted wardrobes, radiator and useful eaves storage cupboard



BATHROOM (SHOWER ROOM)

Comprising double width shower with sliding doors, wash hand basin with cupboard space below, W.C. with hidden cistern and matching cupboard space, heated towel rail, contrasting walls and floor with rear aspect obscure double glazed window. Built in airing cupboard housing foam dipped hot water tank with slatted shelving above

**REAR GARDEN**

At the rear of the property is a delightful west facing garden predominately laid to a level lawn with flower, shrub and evergreen borders together with timber fenced enclosures, with a paved patio area adjacent to kitchen and sitting room, outside water tap and wide side access front to rear via secure wooden gate with paved pathway.

With rear access to garage, green house, ornamental pond and timber storage shed, the gardens enjoy a high degree of seclusion and extend approximately 40ft.

**OUTSIDE**

The front of the property is entered via block paved driveway providing parking and turning for a number of vehicles and leading alongside of the property to

**GARAGE**

With single up and over door, power and light and useful eaves storage space

NOTE; The access to the garage is currently obstructed by the raised paved ramp to the front door, but this can be easily removed

FRONT GARDEN

The front gardens are bordered by timber fencing and mature hedging with shrubs and evergreens

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

Emmer Green Primary School

The Hill Primary School

The Heights 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 D

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/3636-1227-7600-0308-0292>

FLOOR PLAN

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

**Approximate Gross Internal Area 1393 sq ft - 130 sq m
(Including Garage)**

Ground Floor Area 903 sq ft – 84 sq m

First Floor Area 490 sq ft – 46 sq m



LOCATION

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

