

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



GREYSTOKE ROAD, CAVERSHAM READING, RG4 5EL

Price Guide £500,000

A fine opportunity to acquire this three bedroom detached home requiring some modernisation, positioned in this prestigious road off the private Grosvenor Road occupying a level generous secluded plot providing plenty of scope to extend and enhance, with garage and parking in a peaceful position just 0.5 miles north of Caversham centre

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
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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 border the South Oxfordshire countryside, with a choice of golf courses and the additional Mapledurham Gym & Rivermead Sports Complex on Caversham borders

ENTRANCE

Front door to

RECEPTION HALL

With radiator, staircase to first floor and understairs storage cupboard

**LIVING/DINING ROOM**

With twin front aspect double glazed windows, radiator, central tiled fireplace with hearth surround and mantel over

SITTING ROOM

With radiator, rear aspect window and central door to

**GARDEN ROOM**

Useful addition with French doors to garden



STUDY/BEDROOM THREE

With front aspect double glazed window, radiator, fitted wardrobe

**KITCHEN**

Comprising double drainer sink unit with mixer tap and cupboards under, further base and eye level units with gas cooker point, plumbing for washing machine and dishwasher, appliance space for fridge/freezer, room for small table and chairs, rear aspect double glazed window and kitchen side door

**STAIRCASE WITH SIDE ASPECT DOUBLE GLAZED WINDOW LEADING TO FIRST FLOOR LANDING**

With access to loft space above

**BEDROOM ONE**

With front aspect double glazed window, radiator, full width range of fitted wardrobes



BEDROOM TWO

With rear aspect double glazed window, radiator, built in double wardrobe with cupboard space above

**BATHROOM**

With enamel bath, wash hand basin, W.C., tiled surrounds, rear aspect obscure double glazed window, radiator, built in airing cupboard

**GARDEN**

At the rear of the property is a generous established and secluded garden predominantly laid to lawn with evergreen hedged borders and maturing trees together with timber fenced enclosures. To the rear is a large pitched roof timber shed, at the rear of the garage is a inbuilt storage unit with an adjoining gardeners W.C. There is a paved patio adjacent to the property, in all the gardens extend 98ft with a south easterly aspect and excellent seclusion



**OUTSIDE**

The front of the property is entered via double wrought iron gates and driveway proceeding alongside the property leading to a carport with up and over door and in turn garage with power and light, off road parking for three vehicles. There is a lawned garden area and a mixture of mature hedging and wired fenced enclosures

**DIRECTIONS**

From central Caversham proceed north up Prospect Street, at the traffic lights fork left into Peppard Road, turn right into Grosvenor Road, left into Greystoke Road

TENURE

Freehold

SCHOOL CATCHMENT

The Hill 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/7400-7178-0722-1222-3653>

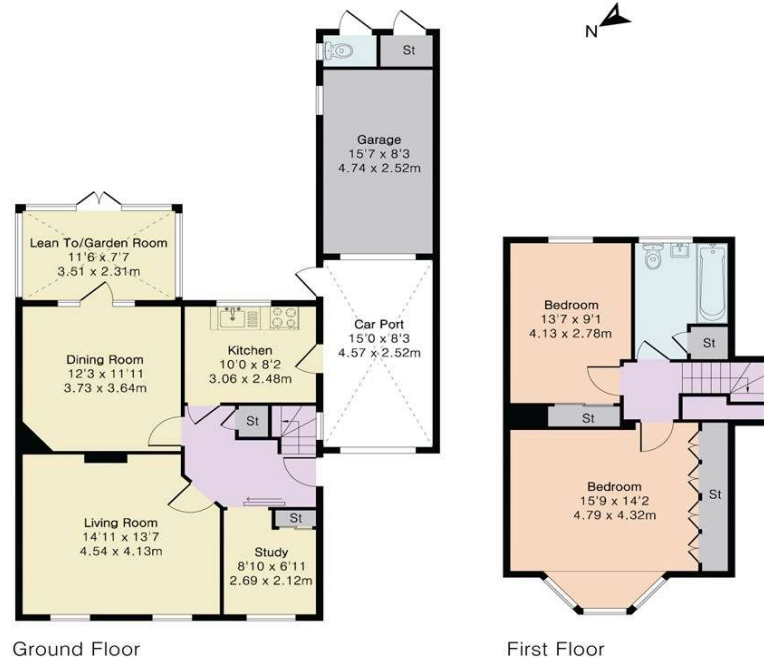
FLOOR PLAN

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

Approximate Gross Internal Area 1309 sq ft - 121 sq m

Ground Floor Area 820 sq ft – 76 sq m

First Floor Area 489 sq ft – 45 sq m



LOCATION

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

