

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**WASHINGTON ROAD, CAVERSHAM
READING, RG4 5AA**

£525,000

A spacious Victorian end terrace occupying a wide plot and extended to provide larger living accommodation together with attached garage and parking. Currently with three bedrooms, sitting room, living room, study area, kitchen/breakfast room and bathroom. Conveniently positioned within a mile of Reading railway station

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

Covered entrance porch with quarry tiled step and front door to



RECEPTION HALL

With radiator, ornate arch and staircase to first floor. Door to



SITTING ROOM

With central cast iron fireplace, hearth surround and mantel over, radiator and understairs alcove with fitted cupboard space and shelving



Double doors through to

EXTENDED LIVING ROOM

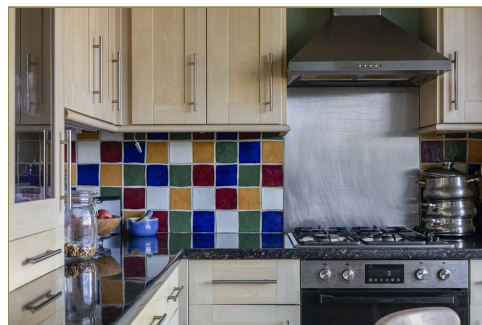
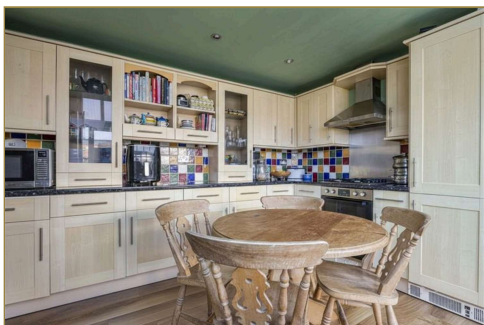
With twin front aspect double glazed windows, central wood burning stove with hearth surround and mantel over, coved ceiling, radiator



With wrap around study area with rear aspect double glazed French doors to garden

**DOUBLE DOORS FROM SITTING ROOM THROUGH TO EXTENDED KITCHEN/BREAKFAST ROOM**

Well fitted comprising single drainer one and a half bowl stainless steel sink unit with mixer tap and cupboards 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 gas hob with extractor hood above and integrated double oven below, plumbing for washing machine and space for tumble dryer, appliance space for fridge/freezer, concealed lighting





Central area for breakfast table and chairs, side double glazed windows and matching double glazed French doors to garden



Door to

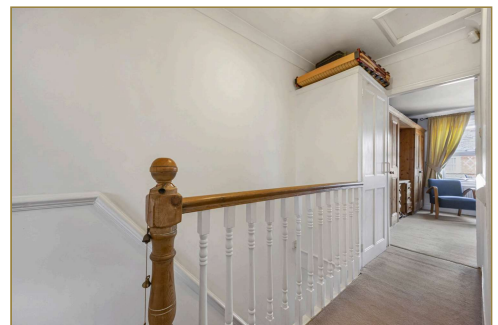
BATHROOM

Comprising panelled spa bath with independent shower unit and glass deflector, wash hand basin and W.C., radiator, panelled surrounds and twin dual obscure double glazed windows



STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING

With radiator, access to loft space above and built in cupboard with hanging space



BEDROOM ONE

With twin front aspect double glazed windows, radiator, fitted twin double wardrobes with central dressing table and drawer space

**BEDROOM TWO**

With rear aspect double glazed window, radiator

**BEDROOM THREE**

With rear aspect double glazed window, radiator, airing cupboard with hot water tank and gas boiler



REAR GARDEN

At the rear of the property is a fully enclosed rear and side garden, mainly paved with interspersed flowers and shrubs with raised brick enclosed beds and a mixture of brick retained wall and timber fenced enclosures. To the rear is a large timber workshop/home office with power and light and external power providing a variety of use. Outside water tap and rear access to garage. The gardens enjoy an easterly aspect and a good degree of seclusion. Ornamental brick fish pond

**OUTSIDE**

The front of the property is entered via a wrought iron gate with quarry tiled pathway leading to front door, with low maintenance pea shingled garden area. The driveway is entered via block paving leading to

**ATTACHED GARAGE**

With electrically operated roller door, power and light with eaves storage space

PARKING

With off road parking in front for two vehicles together with brick retained wall enclosures, outside lighting



DIRECTIONS

From central Caversham proceed south along Prospect Street, at mini roundabout turn left into Gosbrook Road at traffic lights continue straight through at turn immediately left into Gosbrook Road

SCHOOL CATCHMENT

Thameside Primary School

Highdown School and Sixth Form Centre

COUNCIL TAX

Band C

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/8308-1046-0302-0022-1702>

FLOOR PLAN

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

**Approximate Gross Internal Area 1342 sq ft - 125 sq m
(Including Garage/Outbuilding)**

Ground Floor Area 671 sq ft – 62 sq m

First Floor Area 420 sq ft – 39 sq m

Garage Area 170 sq ft – 16 sq m

Outbuilding Area 81 sq ft – 8 sq m



LOCATION

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

