

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**HENLEY ROAD, CAVERSHAM
READING, RG4 6LJ**

£650,000

A superbly extended three bedroom semi detached family home including 26ft kitchen/dining room, living room & sitting room, study room, 200ft rear garden and ample off road parking for at least four vehicles. Located approx. 1 mile from Caversham centre and 1.7 miles from Reading mainline station

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

Covered porch area leading through oak front door with glass feature windows to entrance hall, radiator, under stairs cupboard, fitted alarm system, stairs to first floor



CLOAKROOM

Wash hand basin, W.C, heated towel rail, side aspect obscured window

STUDY

8'8 (2.64m) x 6'8 (2.03m)

Side aspect door, boiler cupboard



SITTING ROOM

11'9 (3.58m) x 10'10 (3.3m)

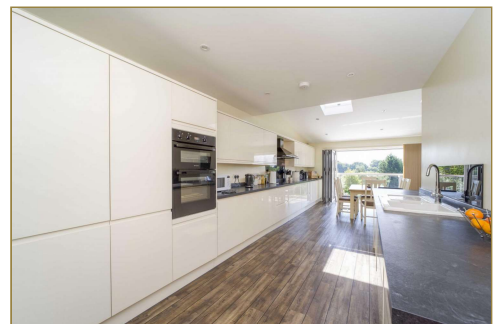
Front aspect window, radiator, log burner



KITCHEN/DINING ROOM

26'9 (8.15m) x 16'9 (5.11m)

Well fitted kitchen comprising one and a half bowl enamel sink unit with mixer tap above, benefitting from integrated double oven, fridge freezer, dishwasher, washer dryer, five ring electric hob with extractor over. Space for large family dining table with rear aspect bi-folding doors with Juliet balcony, two Velux windows and rear aspect window. Underfloor heating throughout. Stairs down to



LIVING ROOM

16'7 (5.05m) x 13'3 (4.04m)

Rear aspect bi-folding doors onto patio area, underfloor heating throughout

**SHOWER ROOM**

Corner shower unit, hand wash basin with cupboard under, wall mounted W.C, heated towel rail, underfloor heating

**BEDROOM 1**

12'6 (3.81m) x 10'9 (3.28m)

Rear aspect window, radiator, full length built in wardrobes

**BEDROOM 2**

11'10 (3.61m) x 10'10 (3.3m)

Front aspect window, radiator



BEDROOM 3

6'10 (2.08m) x 6'8 (2.03m)

Front aspect window, radiator

**BATHROOM**

Recently fitted four piece suite comprising bath, separate tiled corner showed unit, W.C hand wash basin with vanity unit under, heated towel rail, rear aspect obscured window

**OUTSIDE**

To the rear of the property is a patio extending circa 25ft with brick retaining wall surround, leading onto garden extending in excess of 200ft predominantly laid to lawn, with specimen flowers, shrubs and trees offering excellent seclusion. Outside socket and lighting. Side access from front to rear via timber gate

**PARKING**

To the front of the property is a block paved driveway offering off road parking for at least four cars

SCHOOL CATCHMENT

Micklands 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.digital.communities.gov.uk/energy-certificate/9615-3008-5203-6689-1204>

FLOOR PLAN

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

