

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**ABINGDON DRIVE, CAVERSHAM PARK
READING, RG4 6SD**

£565,000

A fine four bedroom detached Dalkeith design, peacefully situated in a wonderful leafy pocket at the top end of Caversham Park, just steps from local shops and amenities, schools and Clayfield Copse with garage and parking with scope to extend, subject to planning

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

SITUATION

Ideally located close to Clayfield Copse Nature Reserve which includes open meadows and native woodland ideal for country walks and bike rides. Beyond are the local playing fields, tennis courts and Blackhouse Woods that lead in to the south Oxfordshire countryside. There are a choice of golf courses and the additional Mapledurham health & fitness club. Half a mile away is the Emmer Green shopping precinct including local stores, restaurants, two pubs and a post office. Caversham centre is less than 2 miles away

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

Front door to

RECEPTION HALL

Leading front to rear with double glazed door and quarry tiled floor. Glazed door to

KITCHEN/DINING ROOM

Comprising single drainer one and a half bowl stainless steel sink unit with mixer tap and cupboard under, further extensive range of both floor standing and wall mounted eye level units with contrasting work surfaces and tiled surrounds. Inset four ring electric hob with extractor hood above and integrated oven below, integrated dishwasher, fridge/freezer and washing machine, rear aspect double glazed window



Dining area with room for table and chairs, radiator and front aspect double glazed window



LIVING ROOM

With range of fitted cupboards, staircase to first floor and understairs storage cupboard, three radiators, dual aspect with rear double glazed window and front double glazed sliding patio doors to garden





REAR LOBBY

With double glazed entrance door and sliding door to

CLOAKROOM

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

STAIRCASE FROM LIVING ROOM TO FIRST FLOOR LANDING

With access to loft space above and front aspect double glazed window



BEDROOM ONE

With front aspect double glazed window, radiator, built in double wardrobe



BEDROOM TWO

With rear aspect double glazed window, radiator, built in double wardrobe



BEDROOM THREE

With front aspect double glazed window, radiator, built in double wardrobe

BEDROOM FOUR

With rear aspect double glazed window, twin built in double wardrobes including airing cupboard with hot water tank and gas boiler, radiator

BATHROOM

Modern suite comprising shower bath with independent shower and glass deflector, wash hand basin with integrated cupboard space and W.C. with hidden cistern, rear aspect obscure double glazed window, heated towel rail

**OUTSIDE**

The property occupies a delightful and established corner position with tarmac driveway leading to

**ATTACHED GARAGE**

With up and over door, power and light, with off road parking in front

**GARDEN**

The gardens enjoy various lawned areas with interspersed flowers, specimen shrubs and mature hedged and timber fenced enclosures. The main gardens are south facing enjoying excellent seclusion and lead along the side of the property with timber shed. This area provides various options to extend, the gardens extend to the rear with gateway access dividing an open lawn garden area and separate pathway





DIRECTIONS

From central Caversham proceed north up Prospect Street, at traffic lights fork left into Peppard Road, continue into Emmer Green past the shops on right hand side, turn right into Kiln Road and immediate right into Caversham Park Road and right into Fraser Avenue, continue into Abingdon Drive

TENURE

Freehold

SCHOOL CATCHMENT

Caversham Park 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

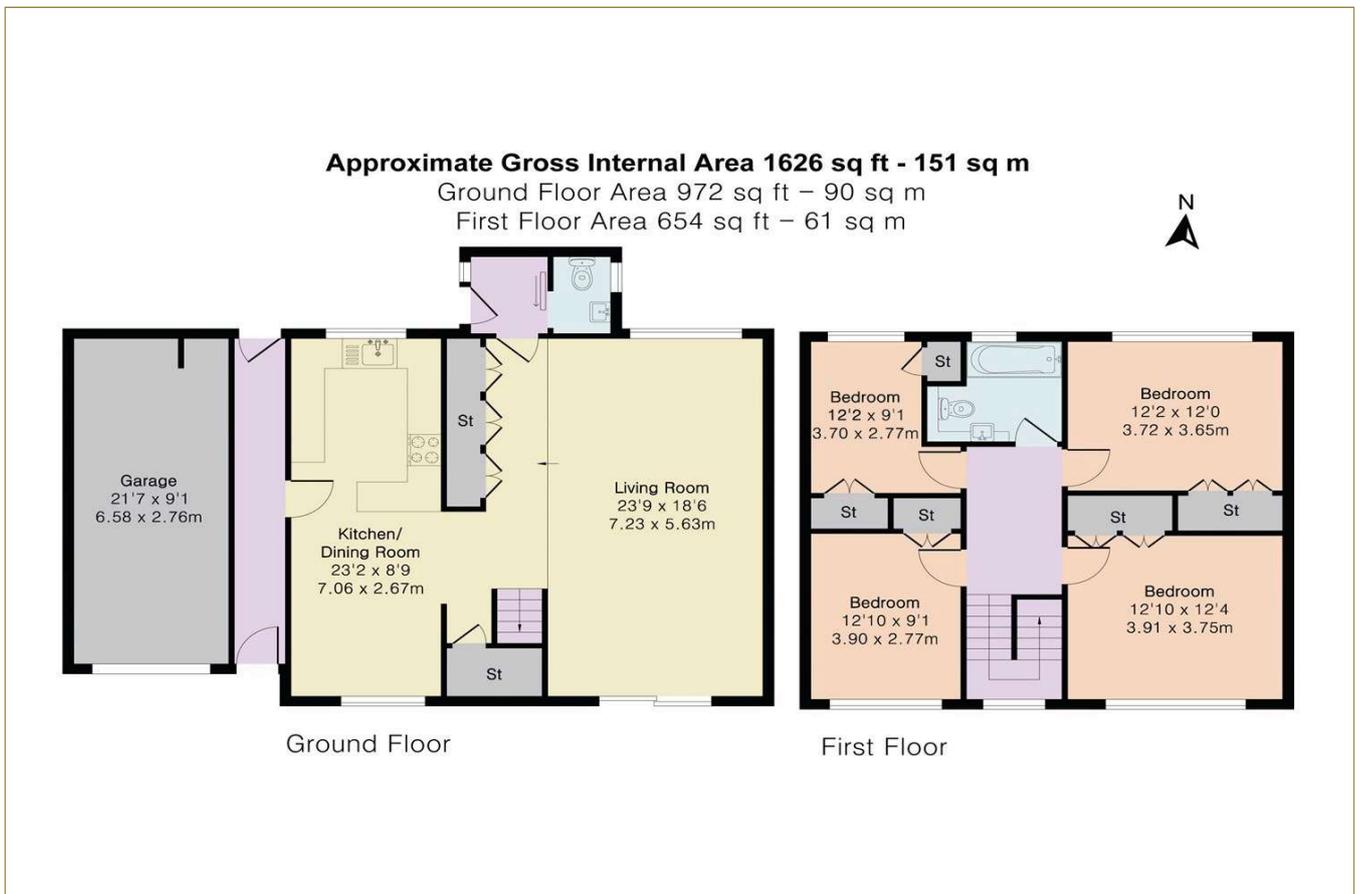
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Energy Rating 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/2486-3049-9204-9735-7200>

FLOOR PLAN

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



LOCATION

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

