

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### **GREYSTOKE ROAD, CAVERSHAM READING, RG4 5EL Price Guide £545,000**

A delightful and beautifully presented two bedroom detached bungalow extended to provide a larger fitted kitchen plus an additional garden room, positioned in a highly sought after cul-de-sac off the private Grosvenor Road and occupying a wonderful west facing secluded garden

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

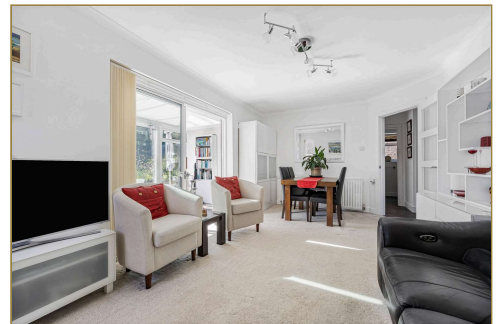
Covered entrance porch with quarry tiled step and front door to

**RECEPTION HALL**

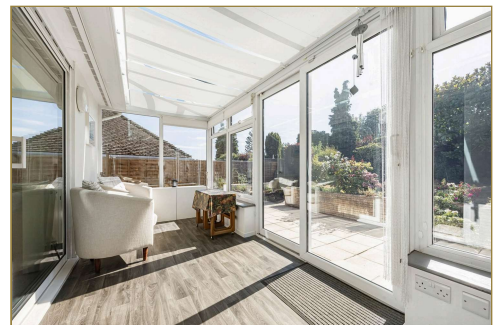
With radiator, access to loft space above and built in storage cupboard housing gas boiler

**LIVING/DINING ROOM**

Dual aspect with radiator, side double glazed window and double glazed sliding patio doors to

**GARDEN ROOM**

Excellent rear addition, brick based construction with double glazed units and sliding double glazed patio doors to patio and garden, with radiator and overhead blinds





**FITTED KITCHEN**

Comprising single drainer one and a half bowl enamel sink unit with Brita filter mixer tap and cupboards under, further extensive range of both floor standing and wall mounted eye level units with Quartz work surfaces and contrasting tiled surrounds, inset four ring Smeg induction hob with extractor hood above, split level combination Smeg microwave oven with separate Smeg oven underneath, space for fridge/freezer and utility area within providing plumbing for washing machine and dishwasher with further Quartz work surface and cupboard space above. Vertical radiator, triple aspect with rear double glazed picture window, double glazed side door and double glazed door to garden room

**BEDROOM ONE**

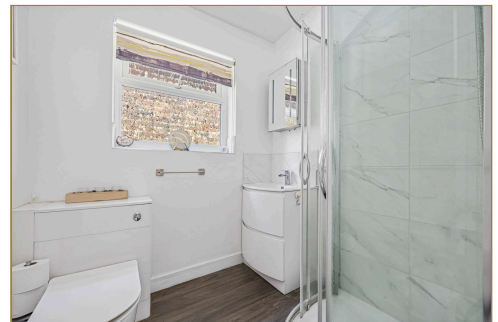
With front double glazed bay window, radiator, range of fitted wall to wall wardrobes with floor to ceiling sliding doors

**BEDROOM TWO**

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

**BATHROOM (SHOWER ROOM)**

Comprising fully tiled corner shower, wash hand basin with cupboard space below and W.C., heated towel rail and side aspect obscure double glazed window

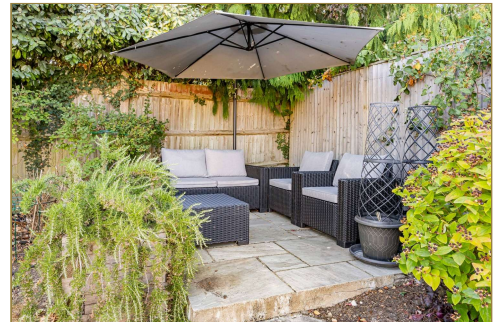


**REAR GARDEN**

At the rear of the property is a delightful secluded west facing garden with full width paved patio area adjacent to the property, with rear access to garage and alternative side access via timber gate, outside water tap. With raised brick enclosed beds and path leading to main lawned garden with an abundance of surrounding flowers, specimen shrubs, maturing trees and evergreens providing excellent year round seclusion



To the rear of the garden is an alternative patio/seating area, in all the gardens extend approximately 40ft. x 40ft. with timber fenced enclosures

**OUTSIDE**

The front of the property is entered via newly laid driveway providing parking for three vehicles with lawned garden area and flower and shrub borders, together with a mixture of brick retaining wall and wire fenced enclosures. The driveway leads to:

**ATTACHED GARAGE (SUITABLE FOR VERY SMALL CAR)**

With electrically operated up and over door, power and light

**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**

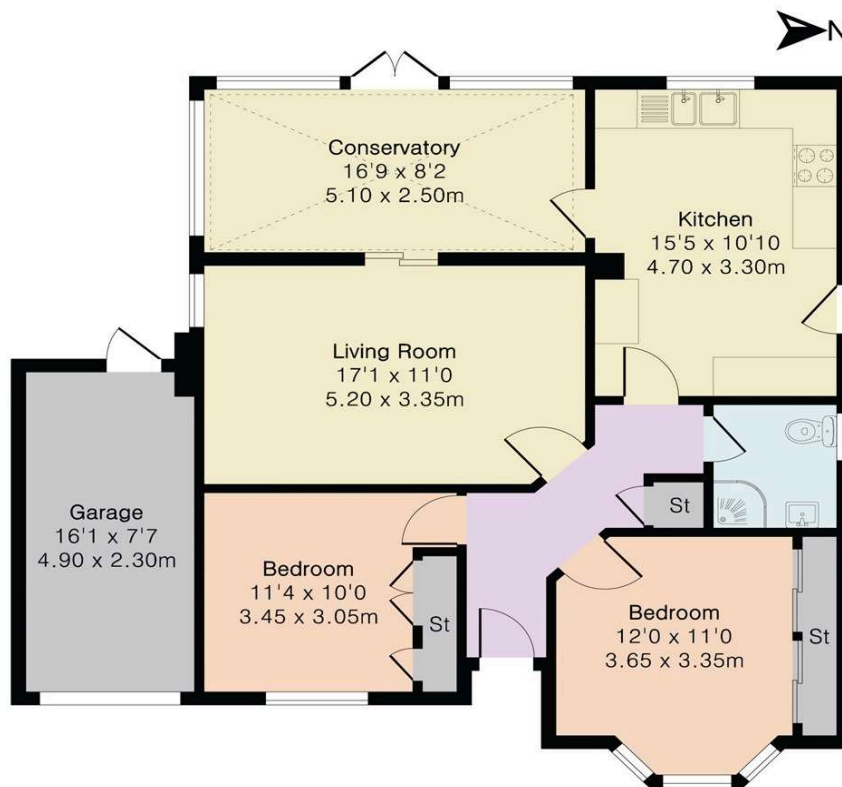
Energy Rating C

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/3236-1228-7600-0803-5202>

**FLOOR PLAN**

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

**Approximate Gross Internal Area 1016 sq ft - 94 sq m  
(Including Garage)**





**LOCATION**

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

