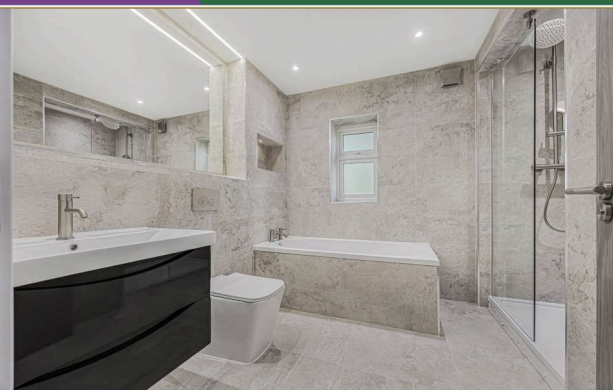


FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**HAWTHORNE ROAD, CAVERSHAM
READING, RG4 6LY**

£800,000

An exceptional beautifully proportioned four bedroom home offering stylish accommodation over three floors. Thoughtfully designed for modern family living, underfloor heating throughout ground floor, open-plan kitchen/family room, living room, two en-suites and family bathroom. Combining elegant presentation with high-quality finishes this home offers both comfort and sophistication

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

T 0118 946 1800 W www.farmeranddyer.com

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SITUATION

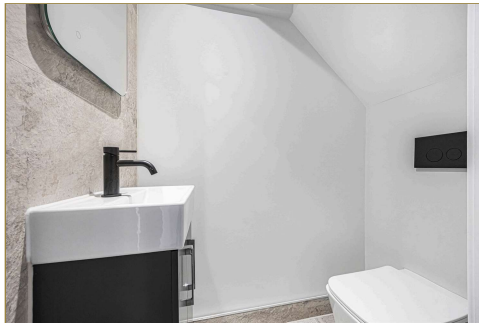
Caversham lies just north of the River Thames - close to Reading town centre, yet with a distinct village-like feel. It offers picturesque riverside views, scenic towpaths, and charming walks, alongside a wide range of shops, bars, and restaurants. The area is further enhanced by excellent health and 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 HALL

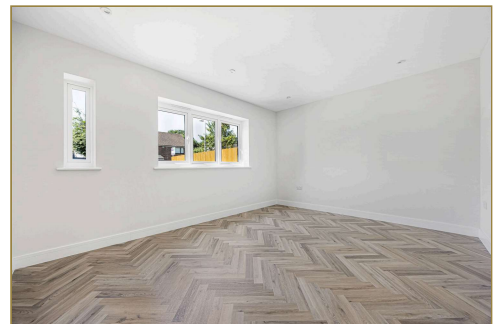
A welcoming entrance with herringbone flooring and feature slatted wall panelling with large mirror, complimentary lighting and fitted seating, understairs storage cupboard, stairs to first floor landing

**CLOAKROOM**

Attractive two piece suite comprising: W.C., fitted wash hand basin with storage under, front aspect

**LIVING ROOM**

Front aspect, herringbone flooring

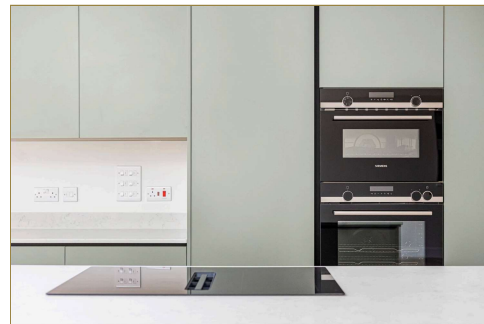


OPEN PLAN KITCHEN/DINING/FAMILY ROOM

Stunning open plan room ideal for family living and entertaining with herringbone flooring and full width sliding bi-fold doors leading to the garden. Feature slatted wall panelling with floating storage cupboards, spotlights



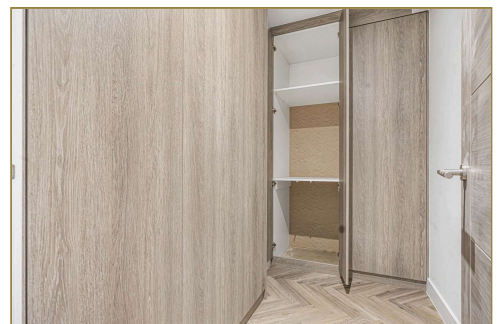
KITCHEN AREA: superbly fitted with central island unit with fitted electric hob and breakfast bar, full height storage cupboards with fitted double oven, integrated dishwasher

**INNER LOBBY**

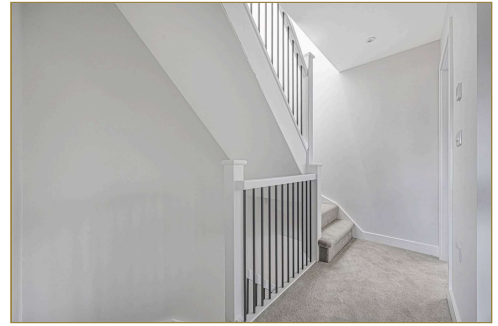
With two storage cupboards, door to

UTILITY ROOM

Comprising large storage cupboard housing space for washing machine and tumble dryer, further storage cupboard, herringbone flooring



STAIRCASE TO FIRST FLOOR LANDING



BEDROOM ONE

Front aspect, radiator



Door to

ENSUITE SHOWER ROOM

Three piece suite comprising: shower cubicle, W.C. fitted wash hand basin with drawers, tiled walls and flooring, chrome towel radiator



BEDROOM TWO

Rear aspect, radiator



BEDROOM THREE

Rear aspect, radiator



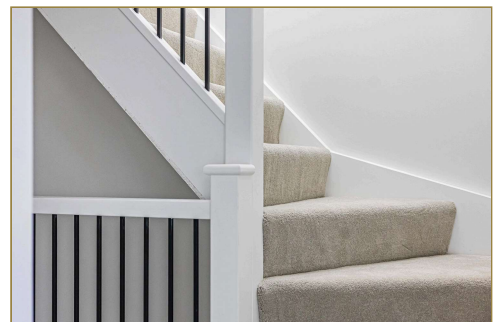
FAMILY BATHROOM

Four piece suite comprising: bath, double width walk in shower, w.c, fitted wash hand basin, tiled walls and flooring, chrome towel radiator, side aspect window



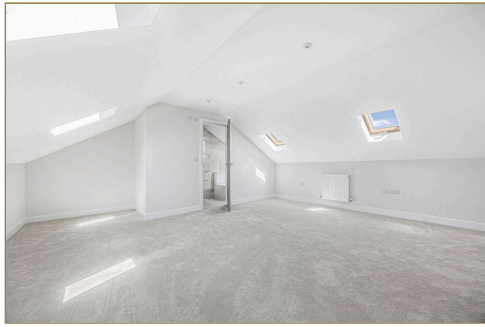
STAIRCASE TO SECOND FLOOR LANDING

Area for small desk, door to:



BEDROOM FOUR

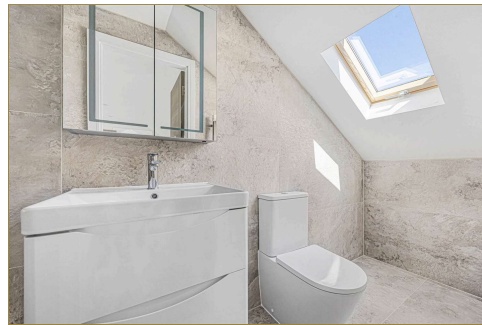
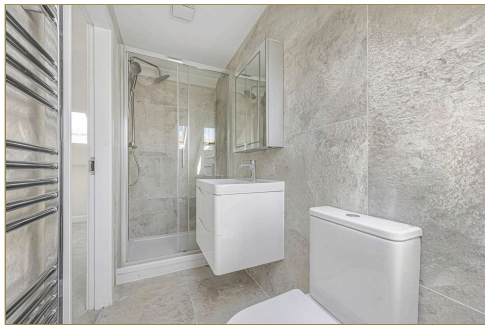
18ft room with four Velux style windows, radiator



Door to

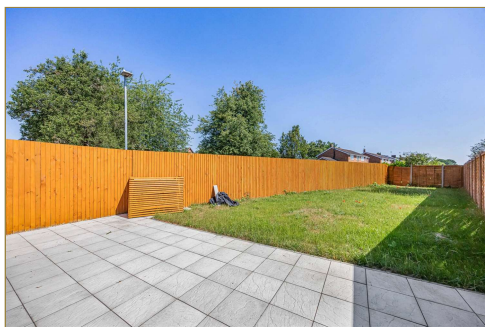
ENSUITE SHOWER ROOM

Three piece suite comprising: Large shower cubicle, W.C., fitted wash hand basin with drawers under, tiled walls and flooring, Velux style window



REAR GARDEN

To the rear is a good sized patio area and lawned garden with outside water tap



OUTSIDE

To the front of the property is a quality highly durable resin driveway providing ample parking along with an electric vehicle charging point and side access gate to rear garden



DIRECTIONS

Leave Caversham centre via Henley Road, after approximately 1 mile turn left into Micklands Road and right into Hawthorne Road

TENURE

Freehold

SCHOOL CATCHMENT

Micklands Primary School
Highdown School and Sixth Form Centre

COUNCIL TAX

Band F

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 B

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/0300-2658-0130-2806-0125>

FLOOR PLAN

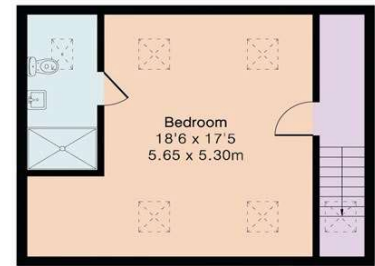
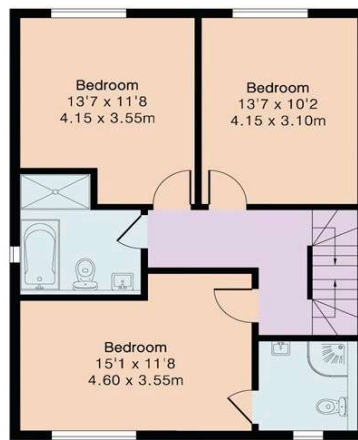
These floor plans are for guidance purposes only and are not to scale

Approximate Gross Internal Area 2052 sq ft - 191 sq m

Ground Floor Area 1000 sq ft – 93 sq m

First Floor Area 663 sq ft – 62 sq m

Second Floor Area 389 sq ft – 36 sq m



Ground Floor

First Floor

Second Floor



LOCATION

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

