

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



**ST JOHNS ROAD, CAVERSHAM  
READING, RG4 5AL**

**£410,000**

Situated on St. Johns Road in the desirable Caversham area, this modern end of terrace townhouse offers an excellent opportunity to acquire a well-presented family home. The property features three generously sized bedrooms, upstairs bathroom, and a spacious reception room, providing comfortable and versatile living accommodation

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## SITUATION

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

Covered entrance porch, quarry tiled step and built in bin cupboard. Front door to

## ENTRANCE HALL

Spacious entrance hall leading into kitchen and living room



## CLOAKROOM

With W.C., wash hand basin and extractor fan

## LIVING/DINING ROOM

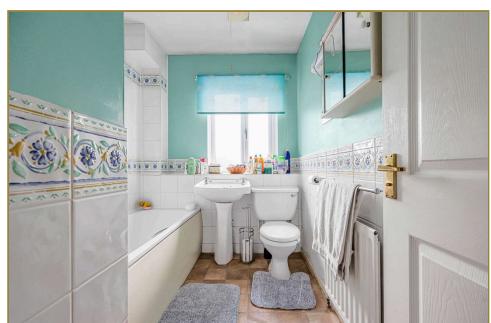
15ft living room, with patio doors to the west facing garden



## KITCHEN

Modern kitchen to the front of the property, space for dishwasher and washing machine



**STAIRCASE FROM ENTRANCE HALL TO FIRST FLOOR LANDING**  
With access to loft space, airing cupboard**BEDROOM ONE**  
Spacious 14ft double bedroom with built in wardrobe**BEDROOM TWO**  
Good size double bedroom with built in wardrobe**BEDROOM THREE**  
Generous third bedroom to the rear of the property**BATHROOM**  
Family bathroom with shower above bath

**REAR GARDEN**

West facing rear garden approx 40ft long

**PARKING**

Off road parking

**DIRECTIONS**

From central Caversham proceed along Gosbrook Road continue through the traffic lights and turn left into St. Johns Road

**TENURE**

Note; This is a Housing Association sale offered For Sale as a 100% share where the freehold will be obtained on completion

**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 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/0300-2142-0520-2606-0865>

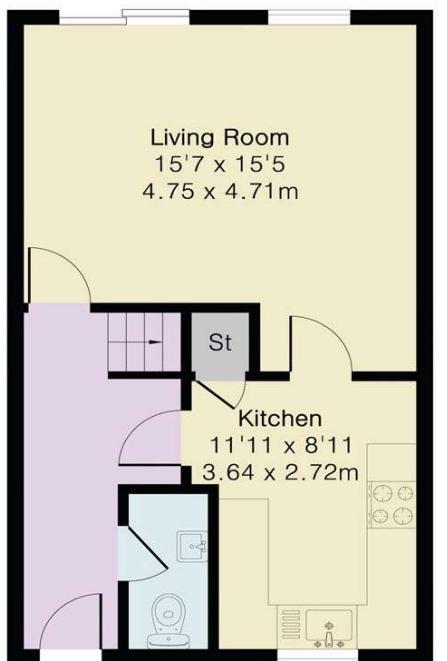
**FLOOR PLAN**

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

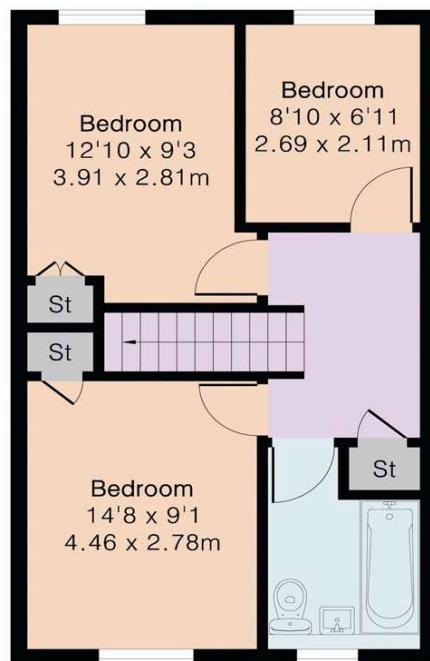
**Approximate Gross Internal Area 868 sq ft - 80 sq m**

Ground Floor Area 434 sq ft - 40 sq m

First Floor Area 434 sq ft - 40 sq m



Ground Floor



First Floor

**LOCATION**

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

