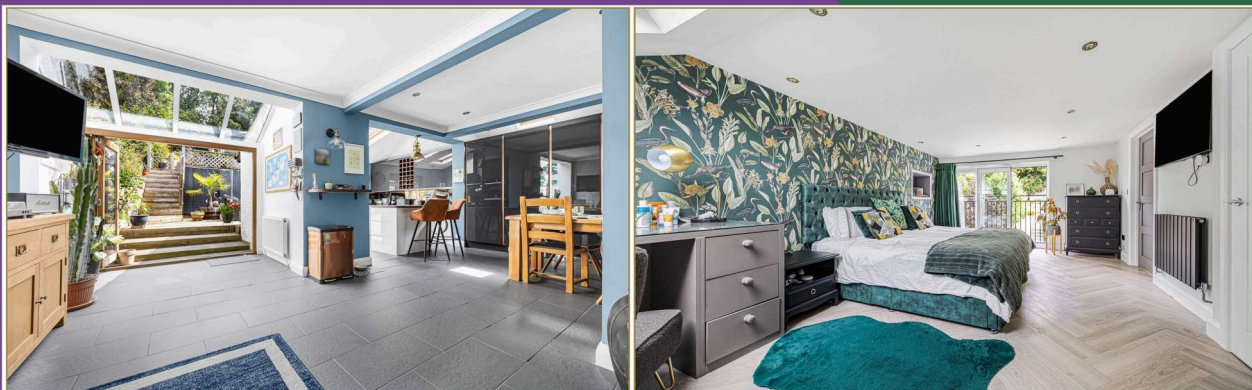


FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**HEMDEAN ROAD, CAVERSHAM
READING, RG4 7QX**

£765,000

A superbly extended four bedroom 1930's semi detached within the Caversham Primary catchment. Benefitting from a magnificent kitchen/dining/family room rear addition, while complemented by a beautifully crafted master suite loft conversion with ensuite. Secluded 100ft rear gardens backing directly onto the wooded grounds of Balmore Park and excellent studio home office

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

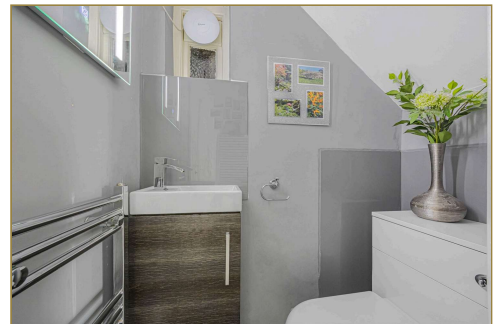
Arched entrance porch with quarry tiled step, front door to

RECEPTION HALL

With front aspect obscure double glazed window, radiator, tiled floor, staircase to first floor and understairs storage cupboard

**CLOAKROOM**

With W.C., wash hand basin, heated towel rail

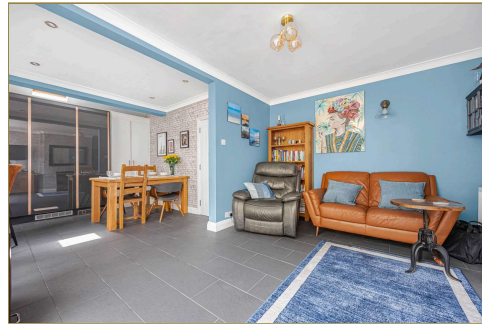
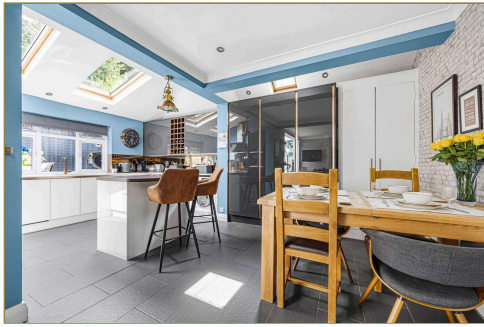
**LIVING ROOM**

With front aspect feature double glazed bay window, two radiators and central cast iron fireplace with hearth surround and mantel over and real fire facility

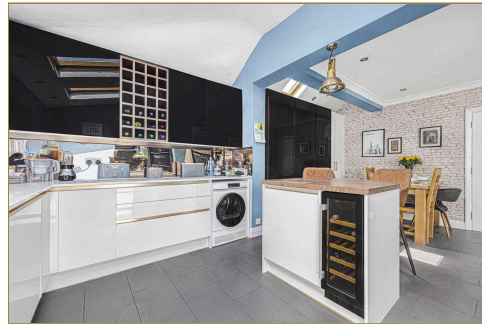
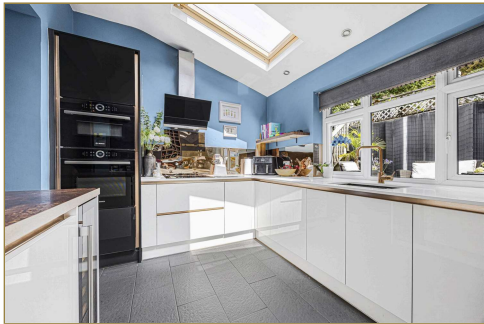


EXTENDED KITCHEN/DINING/FAMILY ROOM

Naturally segregated for each section

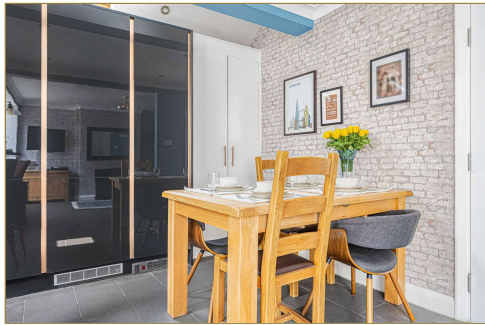


KITCHEN/BREAKFAST AREA beautifully fitted comprising inset one and a half bowl sink with built in drainer and cupboards under, further two tone base and eye level units with Quartz work surfaces. Water softener, integrated washing machine and dishwasher, inset four ring induction hob with extractor hood above and split level integrated double oven, further integrated full length fridge and freezer with matching island unit with cupboard space and wine cooler, together with preparation surface and breakfast bar

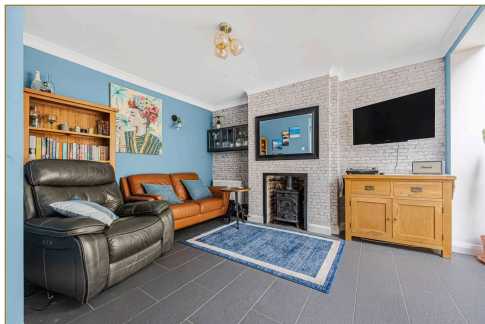


This kitchen has part vaulted ceiling with twin Velux windows and tiled floor

DINING AREA with room for table and chairs, neatly fitted gas boiler



Through to FAMILY AREA with part vaulted ceiling with double glazing and rear bifold double glazed doors to garden, fireplace with integrated multi-fuel stove, two radiators



STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING

With side aspect double-glazed window

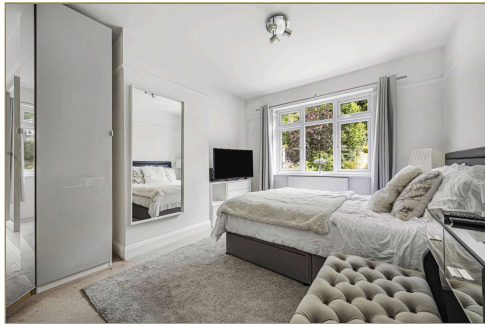
BEDROOM TWO

With front aspect feature double glazed bay window, radiator, picture rails, fitted wardrobes



BEDROOM THREE

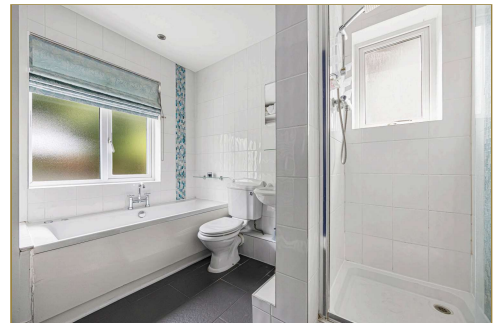
With rear aspect double glazed windows, fitted wardrobes, radiator

**BEDROOM FOUR**

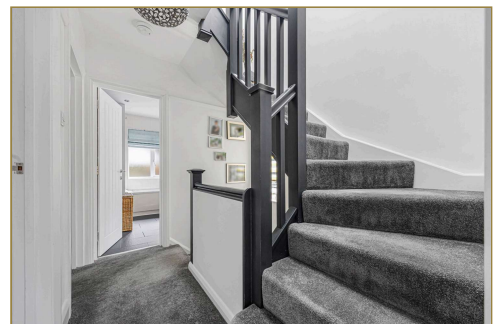
With front aspect double glazed window, radiator, picture rails

**BATHROOM**

Four piece suite comprising panelled spa bath, wash hand basin, W.C., separate fully tiled shower cubicle, dual aspect obscure double glazed windows, tiled floor and walls, with heated towel rail

**STAIRCASE FROM FIRST FLOOR TO SECOND FLOOR LANDING**

With side aspect obscure double glazed window and double glazed Velux window, useful eaves cupboard space. Door to



MASTER BEDROOM

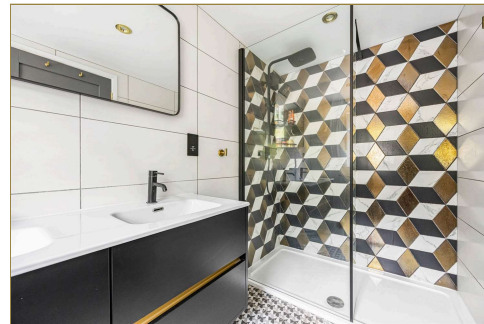
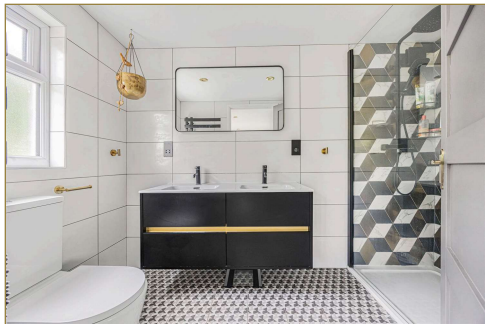
Dual aspect with front double glazed Velux window and rear bifold doors with Juliette balcony with delightful views over rear gardens through to the wooded area of Balmore Park, radiator and range of fitted wardrobe's, cupboard space and built in dressing table



Door to

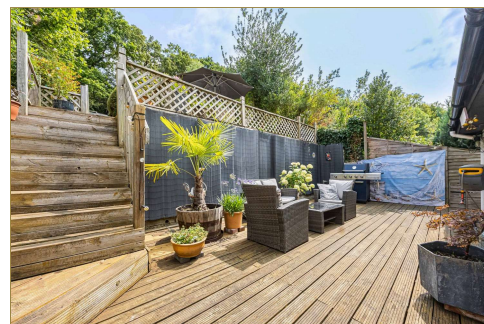
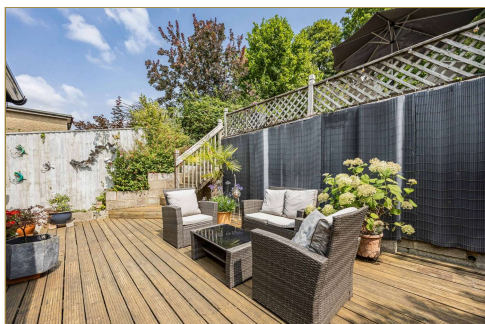
EN SUITE SHOWER ROOM

Comprising fully tiled double shower, twin his and hers wash hand basins with floating drawers below, W.C., with fully tiled walls and floor, heated towel rail, rear aspect obscure double glazed window



REAR GARDEN

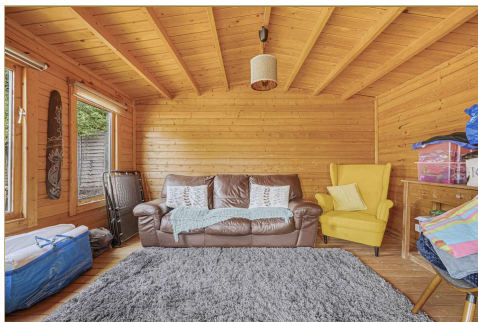
At the rear of the property are well maintained and carefully crafted tiered gardens with full width decking area adjacent to the property with rear access to the garage. Outside water tap and bordering flower beds



Steps lead to first tiered level lawn with rockery area and various specimen shrubs, maturing trees and hedges



Steps lead to upper tiered lawn garden with a mixture of wire and timber fenced enclosures, beyond is a sleeper enclosed vegetable/herb garden and to the rear is a large timber home office/studio with light and power, double glazed windows and matching French doors providing a variety of use. To the rear of the garden are timber fenced enclosures and pedestrian gateway leading to the wooded area of Balmore Park. In all the gardens extend in excess of 100ft and enjoy excellent seclusion



OUTSIDE

The front of the property is entered via a block paved driveway providing off road parking with further alternative level parking space, steps leading to front door and pea shingled garden area enclosed by a brick retaining wall. Electric car charging point

**ATTACHED GARAGE**

With double doors, suitable for a very small car, but more appropriate for excellent storage, bikes etc. with light and power

DIRECTIONS

From central Caversham proceed along Church Street, turn right into Hemdean Road where the property can be found on the right hand side

TENURE

Freehold

SCHOOL CATCHMENT

Caversham Primary School

Highdown School and Sixth Form Centre

COUNCIL TAX

Band D

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/2897-3064-9203-4196-6204>

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

