

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



WESTFIELD ROAD, CAVERSHAM
READING, RG4 8HL
£430,000

Charming two-bedroom period terraced house with garage and off-road parking, ideally located just 17 minutes walk from Reading Train Station and a short walk to Caversham centre

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

This property is a short walk from local amenities including the public library, doctors' surgery, dental practice, Thameside Primary School and an excellent range of small restaurants, pubs, local shops and Waitrose supermarket. There are frequent bus services to Reading and beyond. Nearby, Christchurch Meadows and the Thames Towpath provide extensive opportunities for walking, cycling and sporting activities. There is easy access to Reading mainline station with journey times to London Paddington approx. 25 minutes and has been further complemented with the arrival of Crossrail that offers direct routes to the central areas of the City of London

ENTRANCE

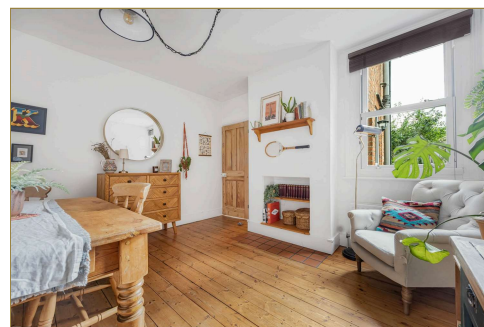
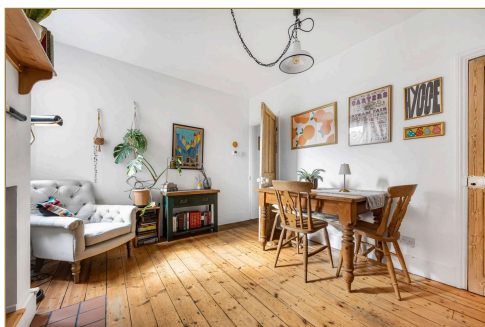
Light entrance hall with wood flooring and period features

**LIVING ROOM**

Beautiful bay fronted living room with open fireplace

**DINING ROOM**

12ft dining room with wood flooring and understairs storage



KITCHEN

Well presented kitchen comprising oven, gas hob with extractor hood above, new boiler, plumbing for washing machine

**BEDROOM ONE**

Spacious 12ft master bedroom with double glazed sash windows and over stairs wardrobe

**BEDROOM TWO**

10ft double bedroom over looking the garden with double glazed sash window

**BATHROOM**

Large family bathroom with shower over bath and decorative fireplace



REAR GARDEN

Beautifully presented garden with patio area and access to the garage



GARAGE

Off road parking in garage, which has an electric roller door



DIRECTIONS

Leave Caversham centre via Gosbrook Road, turn left into Westfield Road

TENURE

Freehold

SCHOOL CATCHMENT

Thameside Primary School

Highdown School and Sixth Form Centre

COUNCIL TAX

Band B

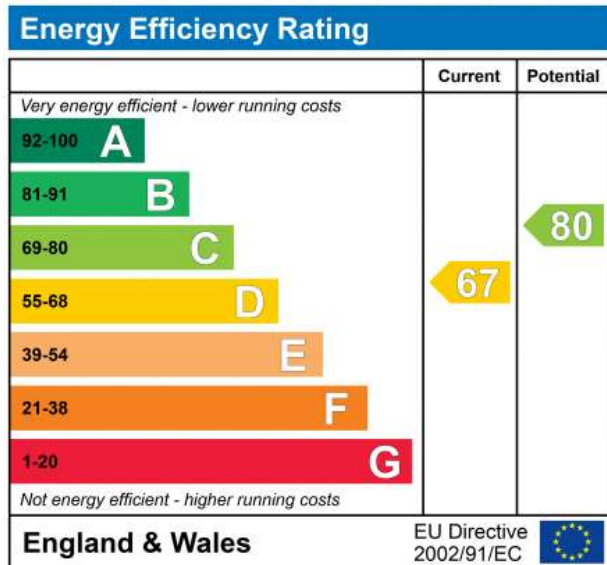
FREE MORTGAGE ADVICE

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 D

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/9059-3064-0203-1416-5204>



FLOORPLAN

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

Approximate Gross Internal Area 1077 sq ft - 100 sq m (Including Garage)

Ground Floor Area 418 sq ft – 39 sq m

First Floor Area 410 sq ft – 38 sq m

Garage Area 249 sq ft – 23 sq m



