

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**MATLOCK ROAD, CAVERSHAM HEIGHTS
READING, RG4 7BP**

Price Guide £620,000

A four bedroom Edwardian style bay fronted semi-detached family home situated in fine Caversham Heights location with level west facing 90ft secluded garden, requiring modernisation throughout. No chain

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 and front door to

RECEPTION HALL

With electric heater, staircase to first floor, picture rails and original coving

LIVING ROOM

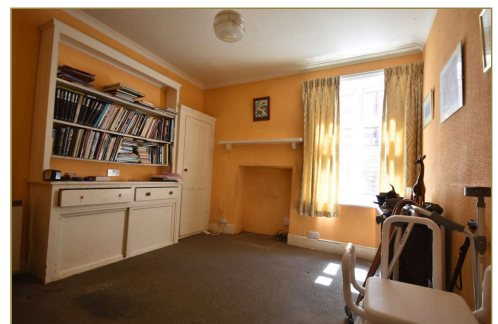
With front aspect double glazed bay window, electric heater and original coved ceiling

**SITTING ROOM**

With rear double glazed bay window, electric heater, original coved ceiling and picture rails

**DINING ROOM**

With side aspect double glazed window, built in cupboard and additional understairs storage cupboard, electric heater and door to



KITCHEN

With base and eye level units, electric cooker point, stainless steel sink unit, plumbing for washing machine, larder housing meters and kitchen side door

**STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING**

A spacious first floor landing with electric heater and access to loft space above with retractable ladder, boarded with eaves space

**BEDROOM ONE**

With front aspect double glazed bay, picture rails, ornate fireplace

**BEDROOM TWO**

With rear aspect window

**BEDROOM THREE**

With rear aspect double glazed window, ornate fireplace, picture rails built in cupboard



BEDROOM FOUR

With front aspect double glazed window



BATHROOM

With bath, wash hand basin, side aspect window and built in airing cupboard housing hot water tank



REAR GARDEN

At the rear of the property is an adjacent outside W.C. and store cupboard and rear garden laid to lawn with patio area adjacent and timber fenced enclosures extending approx. 90ft. with excellent seclusion with spacious side access front to rear via a wrought iron gate

OUTSIDE

The front of the property is entered via a paved driveway providing off road parking for a small vehicle and pathway to front door. A mixture of brick retained wall, timber fenced and wrought iron enclosures

DIRECTIONS

From central Caversham proceed south along Prospect Street, at mini roundabout turn right into Church Street, at traffic lights turn right into Church Road. Proceed up St. Peter's Hill into the Woodcote Road, turning right into Highmoor Road and left in Matlock Road

TENURE

Freehold

SCHOOL CATCHMENT

Caversham Primary School
The Heights Primary School

Highdown School and Sixth Form Centre

COUNCIL TAX

Band E

FREE MORTGAGE ADVICE

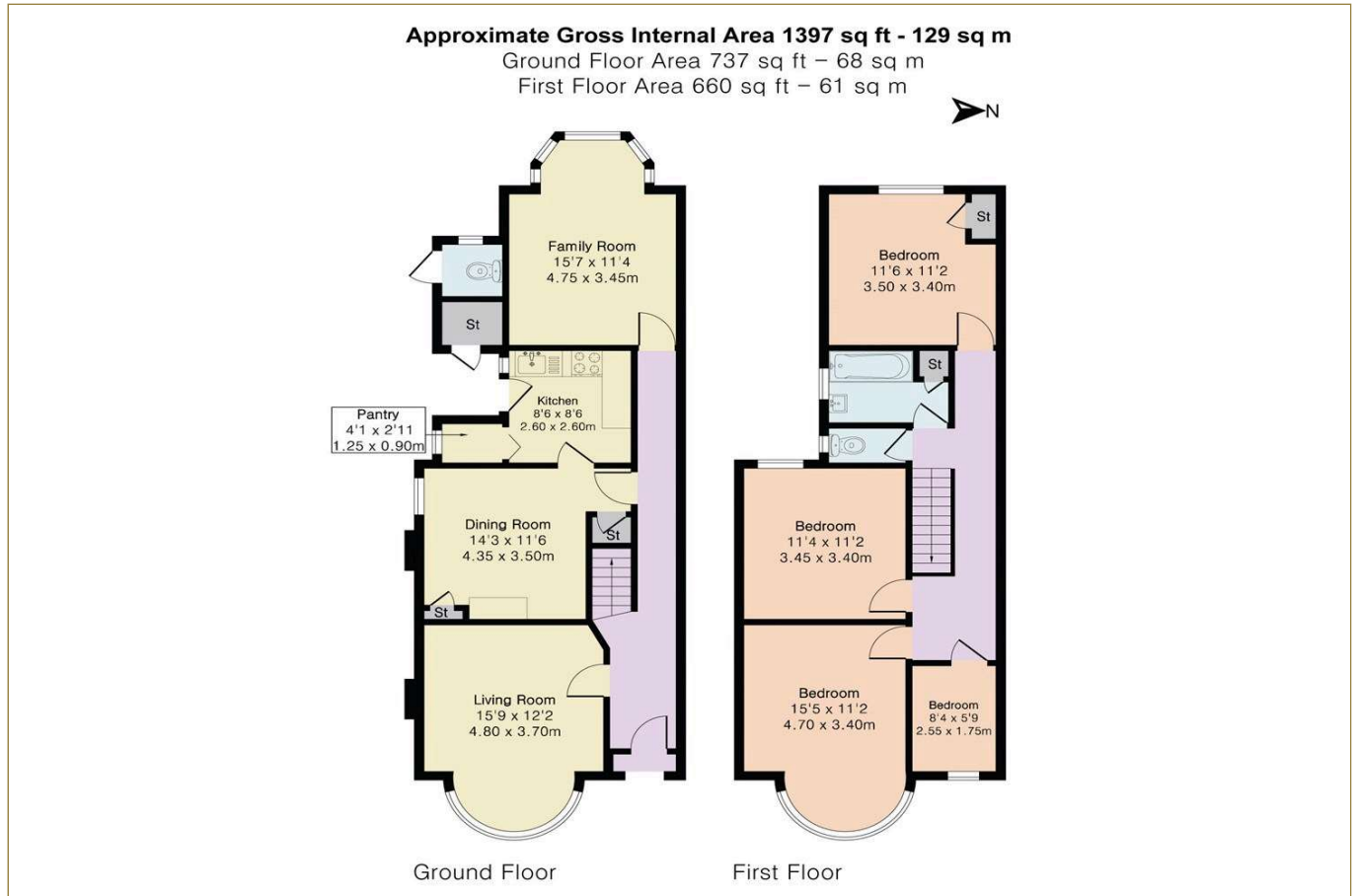
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ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**Energy Rating F**

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/9203-3063-9206-0676-3204>

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

