

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**GAYHURST CLOSE, CAVERSHAM
READING, RG4 6QW**

£410,000

Three-bedroom, semi-detached family home with off-road parking, just a short walk to Clayfield Copse and Caversham Park Village Primary School

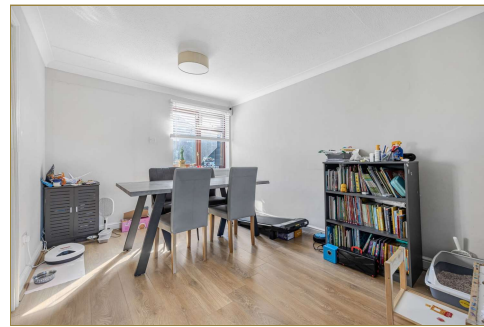
No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
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SITUATION

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. Nearby Clayfield Copse Nature Reserve offers a popular woodland setting, along with football pitches, tennis courts and open green spaces for recreation and leisure

LIVING/DINING ROOM

25ft living/dining room with storage cupboard with access to the kitchen and stairs

**KITCHEN**

Fitted kitchen to the rear of the property with integrated oven and microwave, plumbing for dishwasher

**BOOT ROOM/UTILITY**

Small utility area with space for washing machine



BEDROOM ONE

13ft main bedroom with built in storage



BEDROOM TWO

Double bedroom to the front of the house



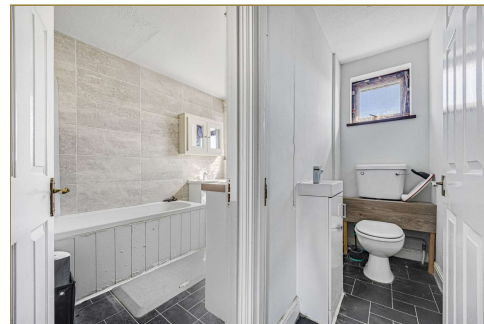
BEDROOM THREE

Small double bedroom with built in storage



BATHROOM

Family bathroom and separate W.C.



GARDEN

Easy to maintain family garden with decking



DIRECTIONS

Leave Caversham centre via Peppard Road, continue into Emmer Green passing the shops on the right hand side, turn right into Kiln Road and immediately right into Caversham Park Road, turn right into Northbrook Road, right into Holyrood Close and right into Gayhurst Close

TENURE

Freehold

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 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/0156-2882-7637-9908-6815>

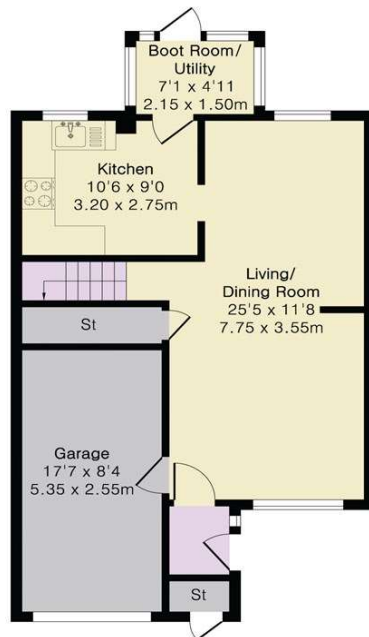
FLOORPLAN

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

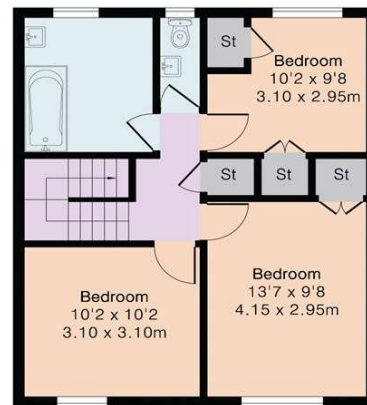
**Approximate Gross Internal Area 1171 sq ft - 108 sq m
(Including Garage)**

Ground Floor Area 651 sq ft – 60 sq m

First Floor Area 520 sq ft – 48 sq m



Ground Floor



First Floor

LOCATION

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

