

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### **GREYSTOKE ROAD, CAVERSHAM READING, RG4 5EL**

**£660,000**

A well presented and extended three bedroom bay fronted semi detached, peacefully situated in a favoured cul-de-sac off the private Grosvenor Road with secluded west facing garden and superb refitted kitchen/breakfast room. Positioned within a mile of Caversham centre

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**SITUATION**

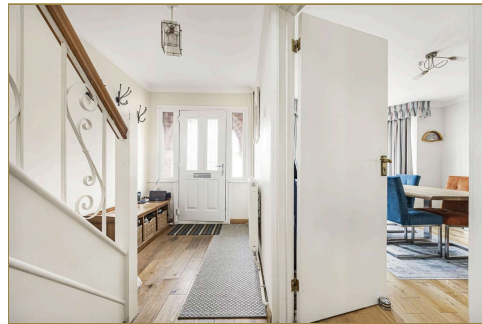
Caversham is situated just north of the River Thames, offering a wide range of shops, bars and restaurants, together with excellent schooling. Reading Station servicing London (Paddington 25 minutes) is within half a mile of Caversham Bridge and has been further complemented with the arrival of Crossrail. 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**

Arched entrance porch with quarry tiled step and front door with double glazed inserts to

**RECEPTION HALL**

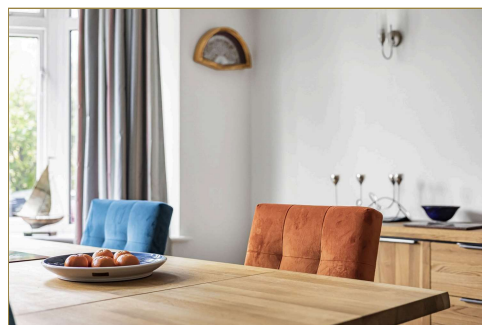
With twin front aspect obscure double glazed windows, radiator, oak flooring, staircase to first floor and understairs storage cupboard

**SHOWER ROOM**

Comprising fully tiled shower cubicle, wash hand basin with cupboard space below, W.C., radiator, tiled floor, extractor fan

**DINING ROOM**

With front aspect feature double glazed bay window, radiator, oak flooring and bifold doors through to



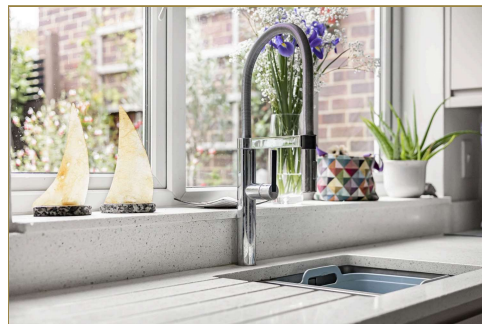
**EXTENDED LINKED LIVING ROOM**

With rear aspect double glazed French doors to garden, radiator

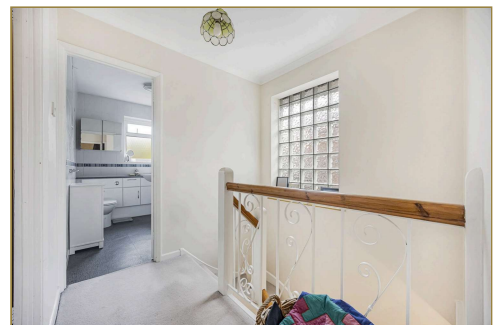
**EXTENDED KITCHEN/BREAKFAST ROOM**

Superbly fitted comprising inbuilt drainer one and a half bowl sink unit with mixer tap and cupboard under, further range of both floor standing and wall mounted eye level units with Quartz work surfaces and surrounds. Inset induction hob with extractor hood above and split level double oven, further integrated dishwasher, fridge/freezer with peninsular breakfast bar and preparation area

UTILITY AREA with plumbing for washing machine and space for tumble dryer, further eye level units and Quartz work surface, rear aspect double glazed windows and matching double glazed door to garden

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

With side aspect glass block window, access to loft space above



### **BEDROOM ONE**

With rear aspect double glazed window, radiator



### **BEDROOM TWO**

With front aspect double glazed bay window, radiator, built in double wardrobe with cupboard space above, further built in storage cupboard



### **BEDROOM THREE**

With front aspect double glazed window, radiator, wardrobe and eye level cupboard space



### **BATHROOM**

Modern white suite comprising encased bath with independent shower unit and curtain rail, inset wash hand basin with cupboard space below, W.C., fully tiled walls, heated towel rail, built in airing cupboard housing foam dipped hot water tank with slatted shelving above and gas boiler. Rear aspect obscure double glazed window



**REAR GARDEN**

At the rear of the property is a delightful garden predominately laid to lawn with stocked flower and shrub borders, maturing trees and timber fenced enclosures. There is a paved patio area adjacent to the property with outside water tap and timber storage shed to the rear. In all the gardens enjoy a more westerly aspect with a high degree of seclusion extending approximately 40ft

**OUTSIDE**

The front of the property is entered via a block paved driveway leading to

**ATTACHED GARAGE**

With single up and over door, power and light

**PARKING**

Off road parking for three vehicles

**FRONT GARDEN**

There is a lawned garden area with flower and shrub borders, mature hedging and brick retained wall enclosure

**DIRECTIONS**

From central Caversham proceed north up Prospect Street, at the traffic lights fork left into Peppard Road, turn right into Grosvenor Road, left into Greystoke Road

**TENURE**

Freehold

**SCHOOL CATCHMENT**

The Hill Primary School  
Highdown School and Sixth Form Centre

**COUNCIL TAX**

Band E

**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

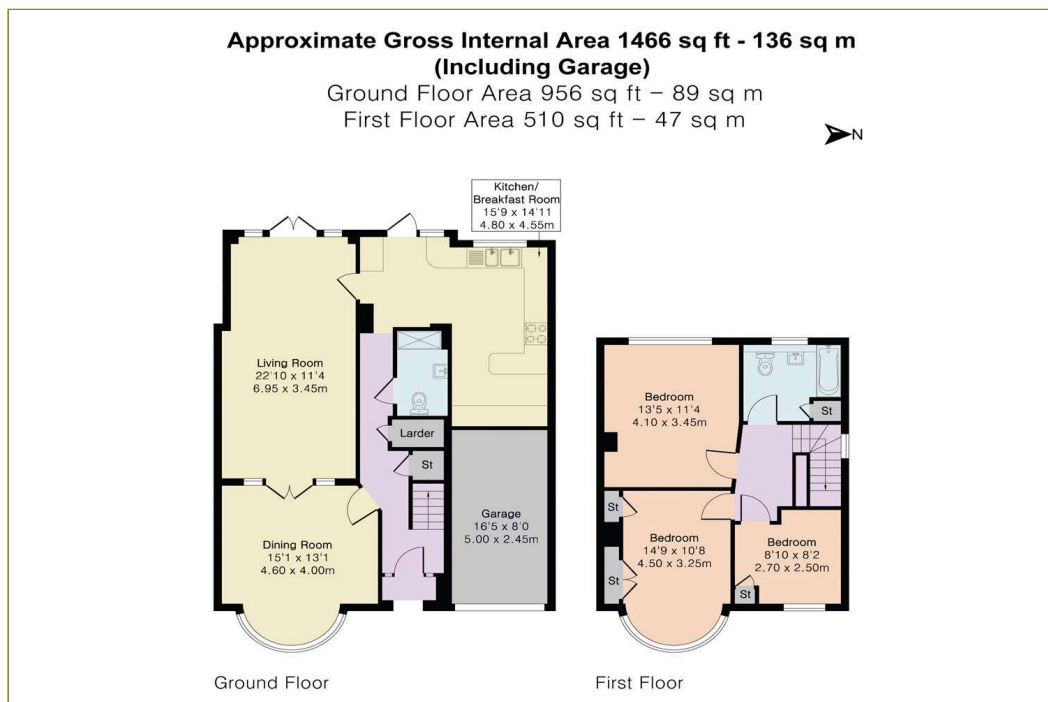
**ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**

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/9590-7649-0022-1594-3053>

**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

