

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



WESTDENE CRESCENT, CAVERSHAM HEIGHTS READING, RG4 7HD

£633,000

Tucked away in a quiet cul-de-sac, this charming three-bedroom 1950s bay-fronted semi-detached home offers a perfect blend of character, space, with 16ft conservatory. 5 minute walk from The Heights Primary school

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

Light entrance hall with exposed wood floor



LIVING ROOM

Warm and cosy front reception room with log burner and bay window



DINING ROOM

With access to the large conservatory



CONSERVATORY

16ft beautiful conservatory looking over the maintained garden, which is perfect for a dining area



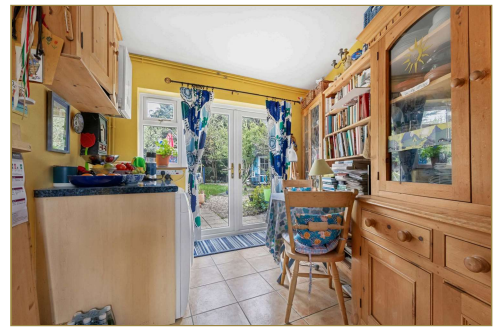
KITCHEN

Kitchen over looking the garden, with oven, hob and dishwasher



BOOT ROOM

Boot room with utility area. The current owners are also using the area as a breakfast room



BEDROOM ONE

13ft master bedroom with bay window



BEDROOM TWO

Second large double bedroom over looking the garden



BEDROOM THREE

8ft bedroom to the front of the home



BATHROOM

Upstairs bathroom with shower over bath



REAR GARDEN

Beautiful well established garden, with different areas

**DIRECTIONS**

From central Caversham proceed south along Prospect Street, at the mini roundabout turn right into Church Street, turn right at the traffic lights into Church Road and continue up St Peters Hill into the Woodcote Road. Proceed for about one mile turning right into Woodcote Way and immediately right into Westdene Crescent

TENURE

Freehold

SCHOOL CATCHMENT

Emmer Green Primary School
The Hill Primary School
The Heights Primary School

Highdown School and Sixth Form Centre

COUNCIL TAX

Band E

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/9843-3061-4204-7346-1204>

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

FLOORPLAN

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

**Approximate Gross Internal Area 1551 sq ft - 144 sq m
(Including Garage)**

Ground Floor Area 1031 sq ft – 96 sq m

First Floor Area 520 sq ft – 48 sq m

