

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**PICTON WAY, CAVERSHAM
READING, RG4 8NJ**

£995,000

A super detached family home, thoughtfully extended to create a spacious open-plan living area with part vaulted ceiling. Ideally positioned towards the end of a quiet cul-de-sac, just a 15 minute walk to Caversham centre. The property features a cloakroom, useful 14ft study, a well appointed kitchen with adjoining utility room, four double bedrooms, double garage and an attractive rear garden

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

T 0118 946 1800 W www.farmeranddyer.com

E info@farmeranddyer.com

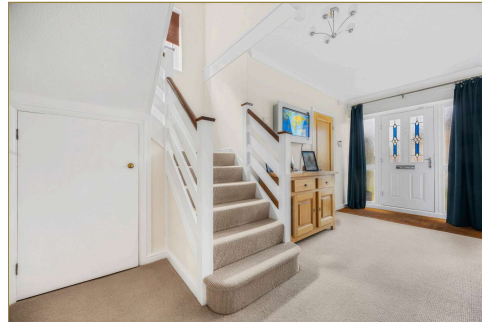
SITUATION

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

This property is very well presented throughout and offers an excellent ease of living with accommodation measuring approx. 2000sqft, ideal for families with excellent rated local nursery and primary schools within walking distance. Further benefits include an alarm system and CCTV for peace of mind, and a Grundfos water pressure system that optimises water pressure, lowering costs and energy use.

ENTRANCE HALL

Spacious and light hallway with stairs to first floor, radiator, cupboard and glazed doors to kitchen and living room

**CLOAKROOM**

Suite comprising: w.c, wash hand basin, radiator, side aspect window

STUDY

Ideal home office or playroom with front aspect, radiator



LIVING/DINING ROOM

Great family room, offering open plan living and benefiting from a superb part vaulted rear extension with three Velux windows and quality full width bifold doors opening on to the rear garden - perfect for entertainment, vertical radiator, feature gas fire with adjacent display shelving, two radiators, space for large dining table



KITCHEN

Comprehensively fitted with a full range of cupboards and drawers, quality quartz worktops with sink unit, , Neff gas hob with concealed extractor over, fitted Neff double oven, integrated fridge freezer, integrated dishwasher, further large storage cupboard, wine rack, tiled floor and spotlights, glazed door to:



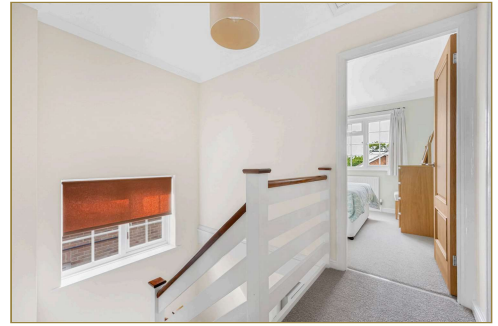
UTILITY ROOM

Well fitted with worktops, sink unit with further cupboards including water softener, appliance space for washing machine, fusebox, radiator, tiled floor, glazed door to rear garden, internal door to garage



STAIRCASE LEADS TO FIRST FLOOR

Large airing cupboard, hatch to loft space



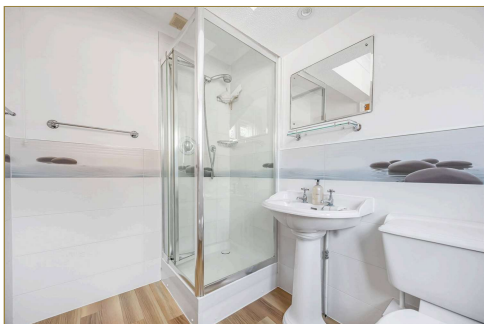
BEDROOM ONE

Excellent sized master bedroom - Rear aspect, two built in double wardrobes, radiator, door to:



ENSUITE SHOWER ROOM

Modern fitted three piece suite comprising shower cubicle, w.c, pedestal wash hand basin, radiator, side aspect window



BEDROOM TWO

Front aspect, radiator



BEDROOM THREE

Rear aspect, radiator, built in double wardrobe



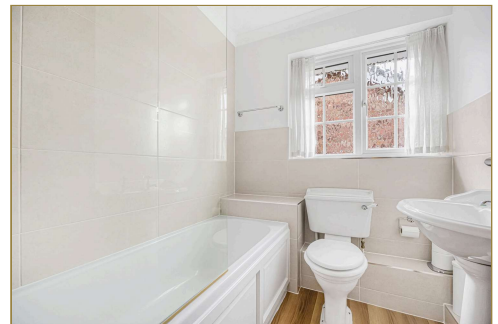
BEDROOM FOUR

Front aspect, radiator



FAMILY BATHROOM

Modern fitted three piece suite comprising: panelled bath with independent shower, w.c, pedestal wash hand basin, tiled surrounds, spotlights, side aspect window



REAR GARDEN

To the rear of the property is a patio running the full width of the garden, leading to a further entertaining patio to the side with greenhouse. The attractive garden is easy to maintain, well screened and is predominately lawned with shrub borders including a large timber shed, outdoor lighting and power point

**OUTSIDE**

To the front of the property is an open plan garden with driveway providing off road parking and useful side access gate.

**DOUBLE GARAGE**

18ft x 16ft - With electric up and over door, internal door to house via utility room

DIRECTIONS

Proceed north up Prospect Street at traffic lights fork left into Peppard Road, take the third left into Picton Way where the property can be found towards the top on the right hand side



TENURE

Freehold

SCHOOL CATCHMENT

The Hill Primary School
Highdown School and Sixth Form Centre

COUNCIL TAX

Band F

FREE MORTGAGE ADVICE

We are pleased to be able to offer the services of an Independent Mortgage Adviser who can access over 2,500 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.

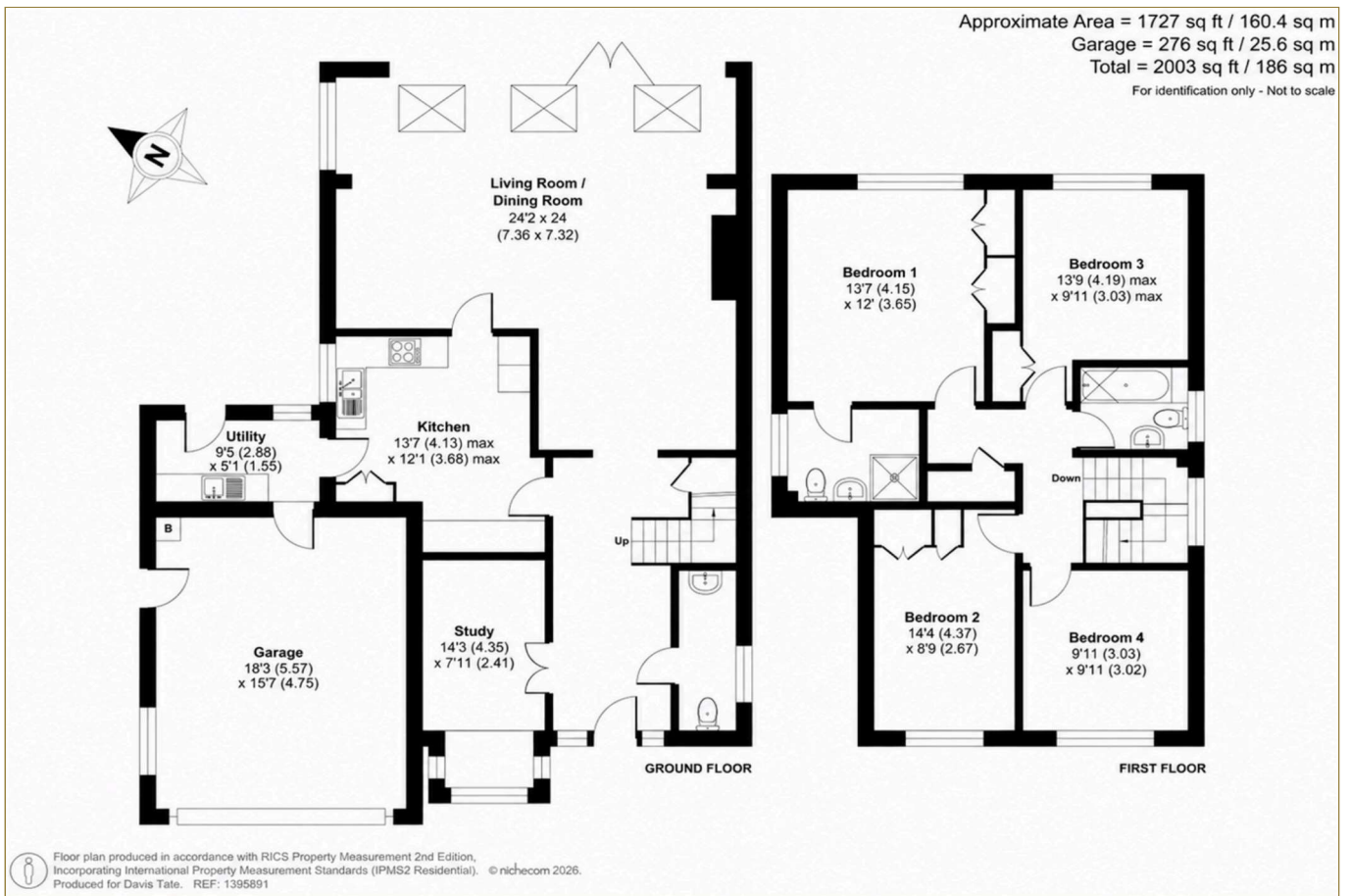
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Energy Rating 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/9360-3058-3209-3216-1200>

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

