

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



QUEEN STREET, CAVERSHAM READING, RG4 7RB

£545,000

A truly stunning bay fronted three bedroom Victorian terrace superbly presented retaining period features combined with high quality fittings, highlighted by superb ensuited loft conversion. Complemented by extensive south facing garden with an excellent home office. Positioned in a peaceful cul-de-sac half a mile from Caversham centre and approx. 1.5 miles from Reading station

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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

FRONT DOOR TO LIVING ROOM

With front aspect feature double glazed bay window, two radiators, panelled feature wall, central ornamental fireplace, painted floor



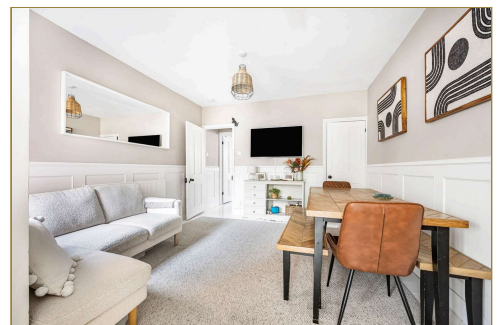
Door to

INNER LOBBY

With staircase to first floor and door to

DINING ROOM

With rear aspect double glazed door to garden, radiator, panelled walls, understairs storage cupboard, through to



FITTED KITCHEN

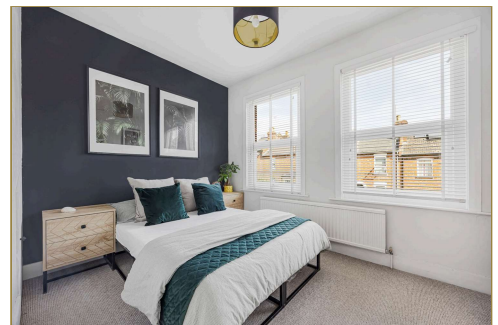
Comprising single drainer one and half bowl enamel sink unit, mixer tap and cupboards under, further range of both floor standing and wall mounted eye level units with oak work surfaces and tiled surrounds. Inset 4 ring electric hob with extractor above and integrated oven below. Plumbing for washing machine and further appliance space, side aspect double glazed window, through to

**UTILITY ROOM**

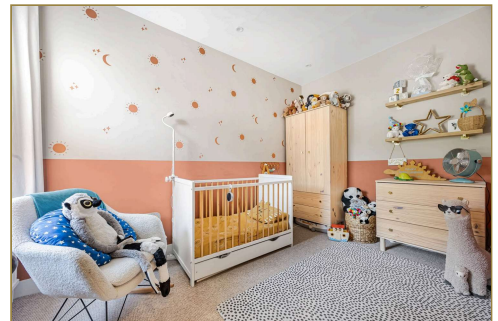
With further unit space, appliance space for fridge/freezer and mini breakfast area with rear aspect double glazed French doors to garden, tiled floor

**STAIRCASE FROM LIVING ROOM TO FIRST FLOOR LANDING****BEDROOM TWO**

With twin front aspect double glazed windows, radiator, ornate cast iron fireplace with surround and mantel over

**BEDROOM THREE**

With rear aspect double glazed window, radiator

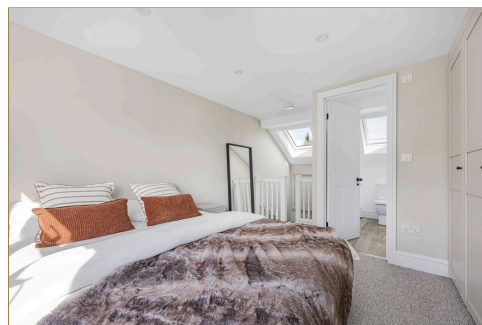
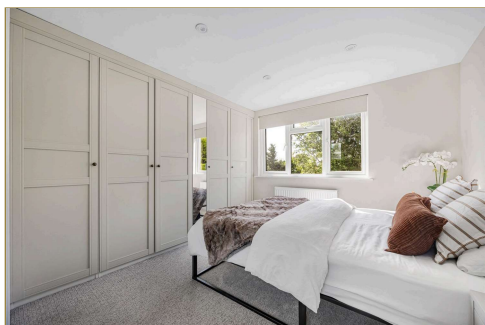


BATHROOM

Comprising Victorian style bath with independent shower and glass deflector, wash hand basin, W.C. with rear aspect double glazed window, stainless steel heated towel rail, tiled floor, built in boiler cupboard housing gas boiler

**STAIRCASE FROM FIRST FLOOR LANDING TO MASTER BEDROOM**

Forming part of the superb loft conversion. Dual aspect with rear double glazed picture window and front double glazed Velux window with eaves storage space, radiator, range of fitted wardrobes



Door to

EN SUITE SHOWER ROOM

Comprising fully tiled double width shower, wash hand basin and W.C., heated towel rail and front aspect double glazed Velux window



OUTSIDE

At the rear of the property are extensive gardens with outside water tap. There is a large block paved patio area adjacent to the property with extending block paved pathway stretching the garden length adjacent to level lawn and timber fenced enclosures



To the rear are some raised sleeper enclosed beds with permanent gazebo over a block paved patio and superb



HOME OFFICE

High quality construction with light and power, double glazed window and entered via double glazed French doors



Beyond the office is a garden storage area and timber storage shed with rear pedestrian gateway access. In all the gardens extend in excess of 120 ft. enjoying a southerly aspect with excellent seclusion



OUTSIDE

The front of the property is entered via a wrought iron gate with a paved pathway leading to the front door and also paved garden area with bordering flower beds and brick retained wall enclosure



DIRECTIONS

From central Caversham proceed south along Prospect Street, turn right into Church Street, right into Hemdean Road, left into Queen Street

TENURE

Freehold

SCHOOL CATCHMENT

Caversham Primary School

Highdown School and Sixth Form Centre

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 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/7636-3128-6600-0037-5202>

FLOOR PLAN

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

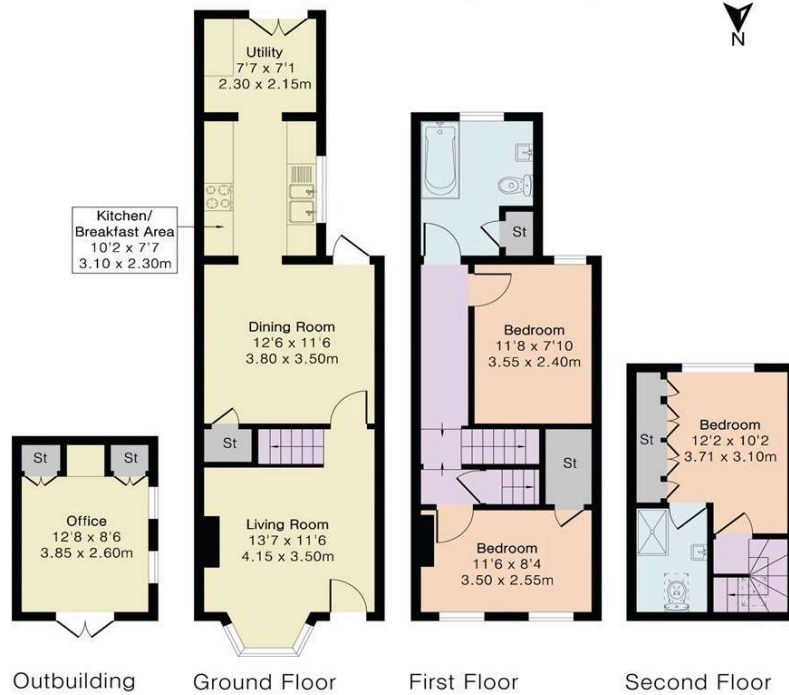
**Approximate Gross Internal Area 1128 sq ft - 105 sq m
(Including Outbuilding)**

Ground Floor Area 453 sq ft - 42 sq m

First Floor Area 383 sq ft - 36 sq m

Second Floor Area 184 sq ft - 17 sq m

Outbuilding Area 108 sq ft - 10 sq m



LOCATION

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

