

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### **THE WILLOWS, CAVERSHAM READING, RG4 8BD**

**£355,000**

A much sought after two bedroom town house situated in a peaceful location in the very centre of Caversham just steps from shops, amenities and the River Thames at Caversham Bridge. With enclosed rear garden and parking space, presented in good decorative order and no chain

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB  
T 0118 946 1800 W [www.farmeranddyer.com](http://www.farmeranddyer.com)  
E [info@farmeranddyer.com](mailto:info@farmeranddyer.com)

## SITUATION

This property is a short walk from local amenities including the public library, doctors surgery, dental practice, Thameside Primary School and an excellent range of small restaurants, pubs, local shops and Waitrose supermarket. There are frequent bus services to Reading and beyond. Nearby, Christchurch Meadows and the Thames Towpath provide extensive opportunities for walking, cycling and sporting activities. There is easy access to Reading mainline station with journey times to London Paddington approx. 25 minutes and has been further complemented with the arrival of Crossrail that offers direct routes to the central areas of the City of London

## ENTRANCE

Gabled entrance porch and uPVC double glazed front door to

## ENTRANCE HALL

With radiator, staircase to first floor and door to

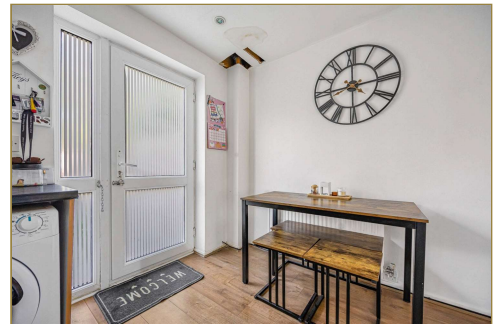
## LIVING ROOM

With front aspect double glazed window, radiator and door to



## KITCHEN/DINING ROOM

Well fitted comprising single drainer one and a half bowl sink unit with mixer tap and cupboards under, further range of both floor standing and wall mounted eye level units with laminated work surfaces and tiled surrounds. Electric cooking point, plumbing for washing machine, appliance space for fridge/freezer, extractor hood and wall mounted gas boiler. Room for breakfast table and chairs, rear aspect double glazed window and matching double glazed door to garden, large understairs storage cupboard with space for tumble dryer

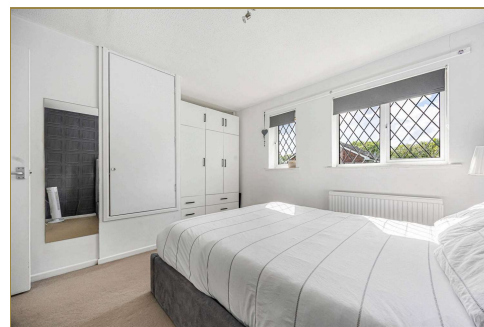
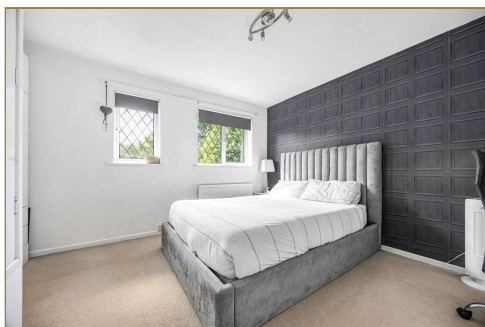


## STAIRCASE FROM ENTRANCE HALL TO FIRST FLOOR LANDING

With access to loft space above

## BEDROOM ONE

With twin front aspect double glazed windows, radiator, wardrobe recess and further built in airing cupboard housing foam dipped hot water tank

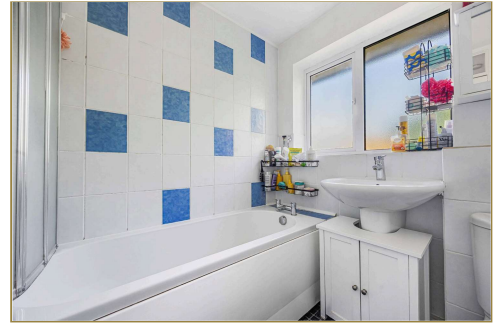


**BEDROOM TWO**

With rear aspect double glazed window, radiator

**BATHROOM**

Comprising panelled bath with independent shower unit and deflector, wash hand basin, W.C., tiled walls, radiator and rear aspect obscure double glazed window

**REAR GARDEN**

At the rear of the property is a fully enclosed garden with timber fenced surrounds and rear pedestrian gateway access with parking space beyond. Centralized Astro Turf with surrounding paving enjoying an easterly aspect and extending approximately 30ft. with good seclusion. Outside water tap



**OUTSIDE**

The front of the property is entered via pathway with open lawned garden



**DIRECTIONS**

Leave central Caversham via Gosbrook Road, turn right into Wolsey Road and right into The Willows where the property can be found on the right hand side

**SCHOOL CATCHMENT**

Thameside Primary School  
Highdown School and Sixth Form Centre

**COUNCIL TAX**

Band D

**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/9699-3062-8205-1126-3204>

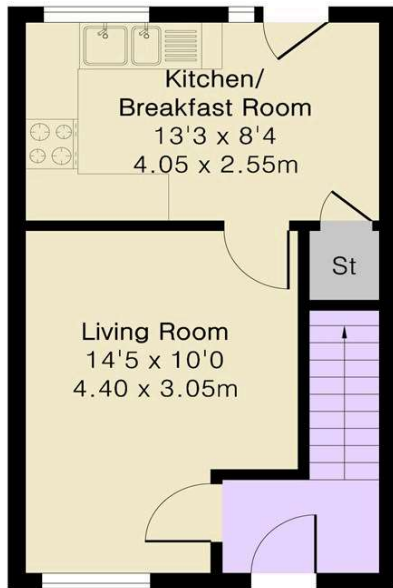
**FLOOR PLAN**

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

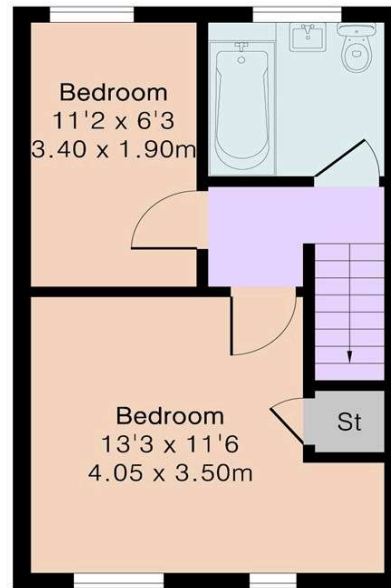
**Approximate Gross Internal Area 618 sq ft - 58 sq m**

Ground Floor Area 309 sq ft – 29 sq m

First Floor Area 309 sq ft – 29 sq m



Ground Floor



First Floor