

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### **WESTFIELD ROAD, CAVERSHAM READING, RG4 8HJ**

**£425,000**

A spacious Victorian terrace property naturally built on three floors and conveniently positioned in the centre of Caversham close to Westfield Road park, shops and amenities. Benefitting from flexible accommodation and a superb garage/home office/studio complex at the rear with parking space and additional garden area to the side

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## 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

uPVC front door to

## LIVING ROOM

With front aspect double glazed window, central tiled fireplace with hearth, surround and mantle over, radiator, door to



## INNER HALLWAY

With radiator and door to

## FAMILY BATHROOM

Large full width room, four piece with corner bath, wash hand basin, W.C. and separate tiled shower cubicle, with radiator and twin rear aspect double glazed windows



## DOOR AND STAIRCASE TO LOWER GROUND FLOOR

## DINING/FAMILY ROOM

With front aspect double glazed window, radiator



**KITCHEN/BREAKFAST ROOM**

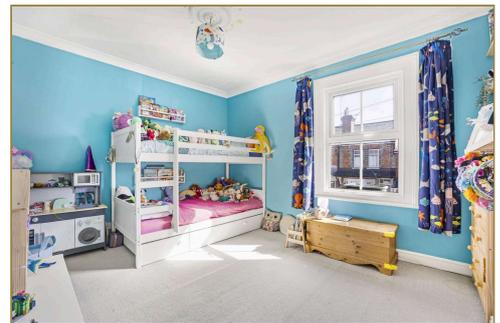
Well fitted comprising single drainer one and a half bowl sink unit with mixer tap and cupboards under, further range of both floor standing and wall mounted eye level units with laminated work surfaces and tiled surrounds. Inset four ring gas hob with extractor hood above and integrated oven below, plumbing for washing machine and dishwasher, further appliance space in understairs recess for fridge/freezer. Ceramic tiled floor, radiator, rear aspect double glazed window and double glazed door to garden

**STAIRCASE FROM INNER HALLWAY TO FIRST FLOOR LANDING****BEDROOM ONE**

With rear aspect double glazed window, ornate cast iron fireplace with surround and mantel over, access to loft space

**BEDROOM TWO**

With front aspect double glazed window, ornate cast iron fireplace with surround and mantel over, built in wardrobe



### REAR GARDEN

To the rear of the property is a pleasant secluded west facing garden, predominately laid to lawn with paved seating area adjacent to the property and concrete pathway stretching the length and leading to



### BRICK BUILT GARAGE

Currently converted into a fabulous home office/studio/games room, providing a variety of use with power and light



### OUTSIDE

The property benefits uniquely from additional garden to the side of the garage/home office with large paved patio area with timber summerhouse and brick built storage shed, plus bedded area with specimen flowers and shrubs and rear pedestrian gateway access with handy off road parking space in front of garage/home office. The gardens are fully enclosed by timber fencing and extend in the region of 70ft in total



**FRONT GARDEN**

The front of the property is entered via paved pathway and steps leading to front door with enclosed garden area to the front with brick retained wall enclosure

**DIRECTIONS**

From central Caversham proceed south along Prospect Street, at mini roundabout turn left into Gosbrook Road and left into Westfield Road

**TENURE**

Freehold

**SCHOOL CATCHMENT**

Thameside 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/0800-6831-0522-8400-3453>

### FLOOR PLAN

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

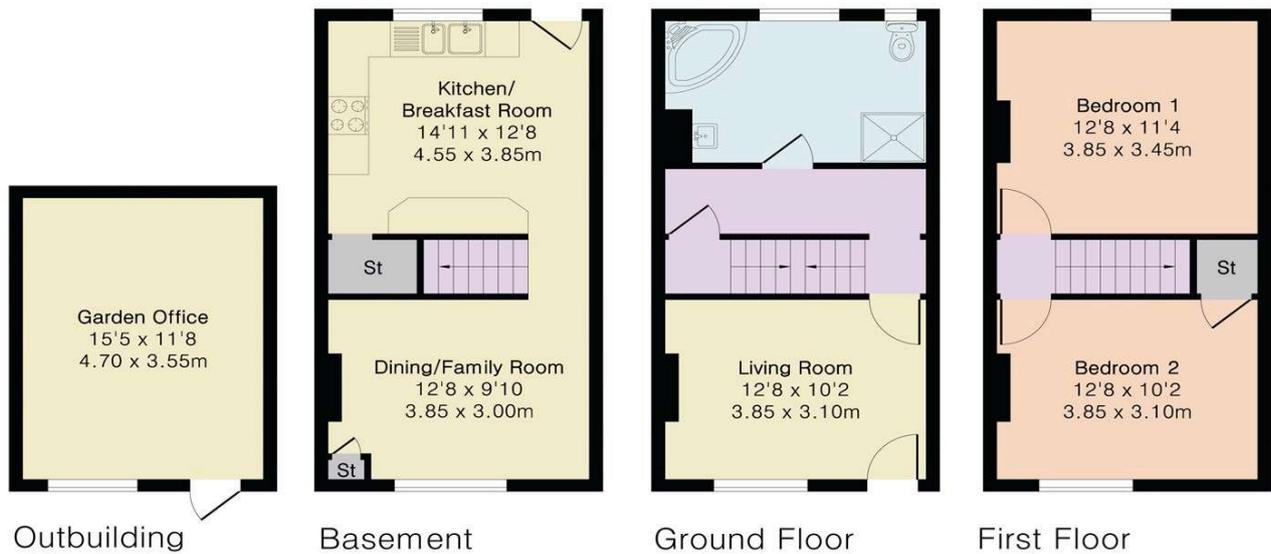
**Approximate Gross Internal Area 1131 sq ft - 104 sq m**

Basement Area 317 sq ft – 29 sq m

Ground Floor Area 317 sq ft – 29 sq m

First Floor Area 317 sq ft – 29 sq m

Outbuilding Area 180 sq ft – 17 sq m



### LOCATION

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

