FARMER & DYER

RESIDENTIAL SALES & LETTINGS

VALLEY CLOSE, CAVERSHAM
READING, RG4 7QR

£615,000

A very well presented 1950's built three bedroom semi detached home that has been extended behind the garage to offer a 16ft kitchen/breakfast room, separate utility room and cloakroom. Includes open 28ft living/dining room, garage store, private rear garden and parking for three vehicles. Five minutes walk to countryside pathways

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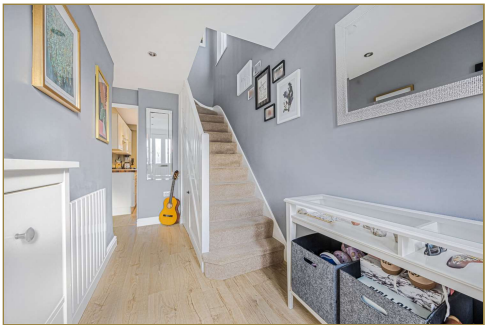
SITUATION

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

NOTE: In recent years the current owners have internally upgraded the house to incuding a new electric system and central heating throughout, a new boiler 8 years ago and has been fully replastered.

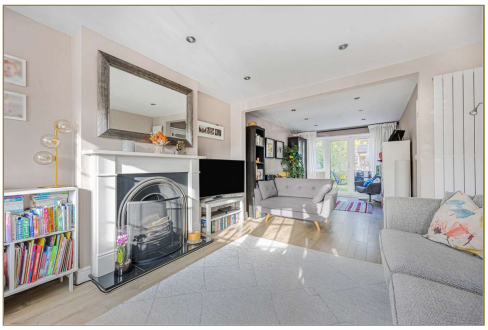
ENTRANCE HALL

Radiator, stairs to first floor, understairs cupboard



LIVING/DINING ROOM

Lovely feature bay window, attractive cast iron fireplace, vertical radiator, spotlights



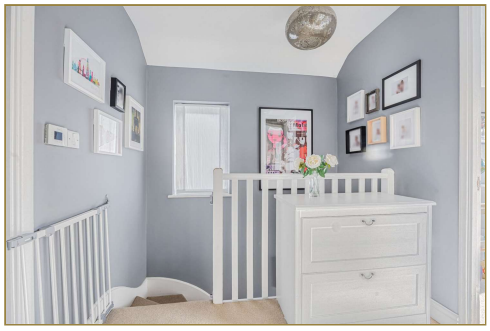
DINING AREA
Large double doors leading on to rear garden, spotlights

KITCHEN/BREAKFAST ROOM
Modern fitted kitchen 16ft in length, with butchers block worktops, sink unit, range of cupboards and drawers, fitted gas hob with extractor above and oven below, integrated dishwasher, space for fridge freezer, space for kitchen table & chairs, double doors to rear garden, door to utility room

UTILITY ROOM
Fitted with worktop and cupboards, space for washing machine and tumble dryer, side aspect window door to:

CLOAKROOM
Two piece suite comprising: W.C., wide wash hand basin with cupboard below, radiator

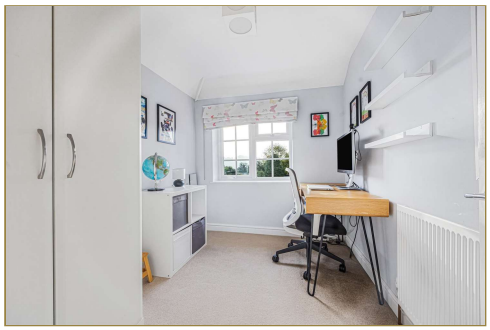
STAIRCASE TO FIRST FLOOR LANDING
Side aspect window, hatch to loft



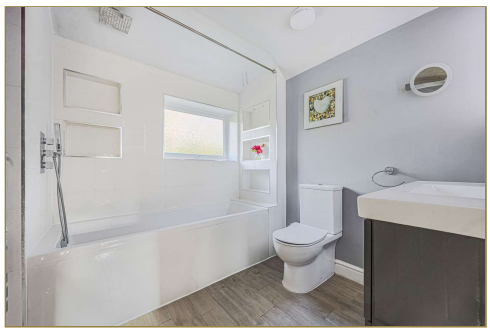
BEDROOM ONE
Front aspect bay window, vertical radiator

BEDROOM TWO
Rear aspect, radiator

BEDROOM THREE
Front aspect, radiator



FAMILY BATHROOM
Three piece suite suite comprising: panelled bath with separate overhead rainfall shower, W.C., wash hand basin with cupboard below, rear aspect window



GARAGE STORE
Ideal for bikes and garden equipment

REAR GARDEN
The rear garden is mainly lawned with a patio area and is well screened with outside tap

TO THE FRONT
A large paved parking area suitable for three vehicles, side access to rear garden

TENURE
Freehold

SCHOOL CATCHMENT
Emmer Green Primary School
The Heights Primary School

Highdown School and Sixth Form Centre

COUNCIL TAX
Band D

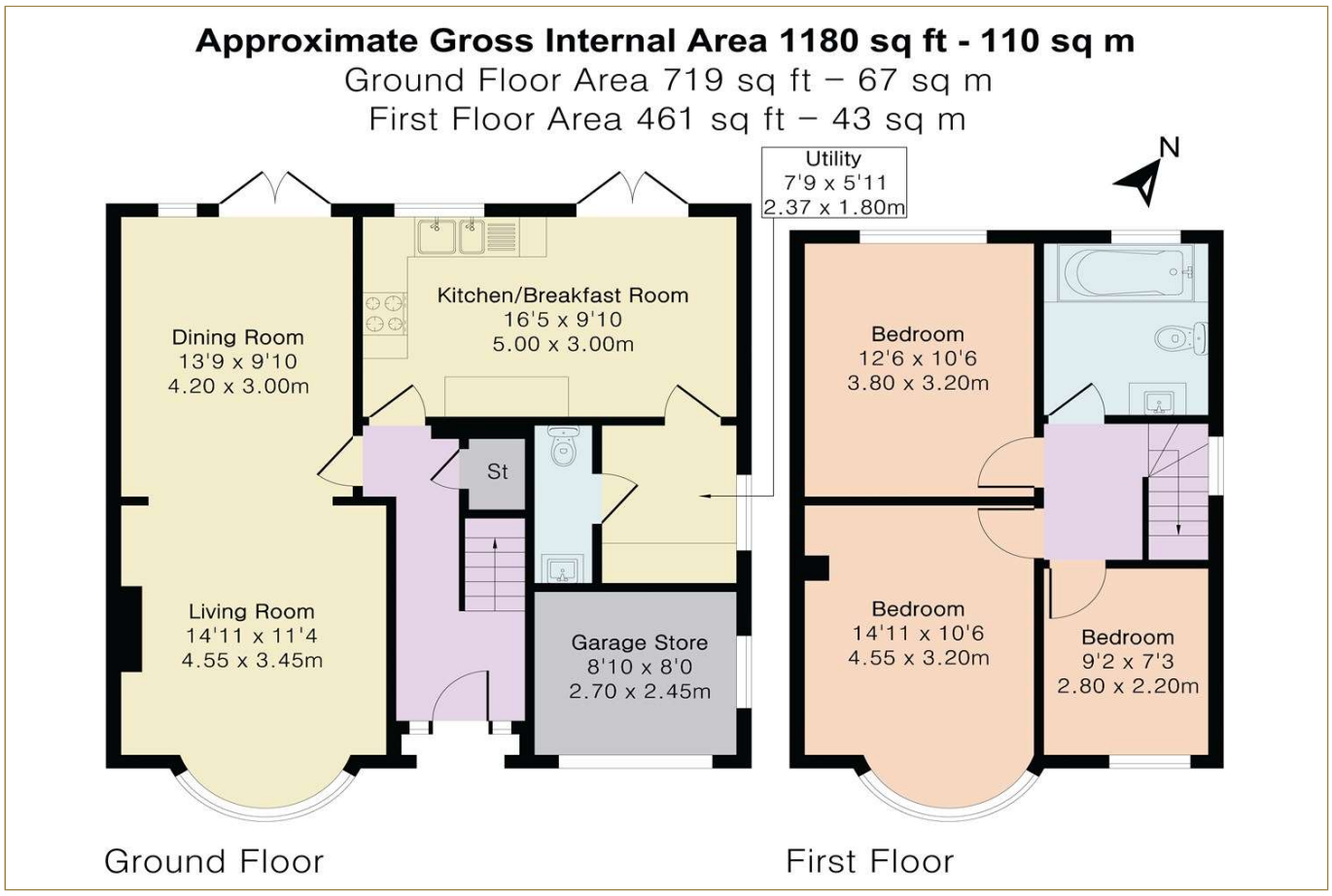
FREE MORTGAGE ADVICE
We are pleased to be able to offer the services of an Independent Mortgage Adviser who can access a variety of mortgage rates from leading Banks and Building Societies. For a free, no obligation discussion or quote, please contact Stuart Milton, our mortgage adviser, on 0118 9461800

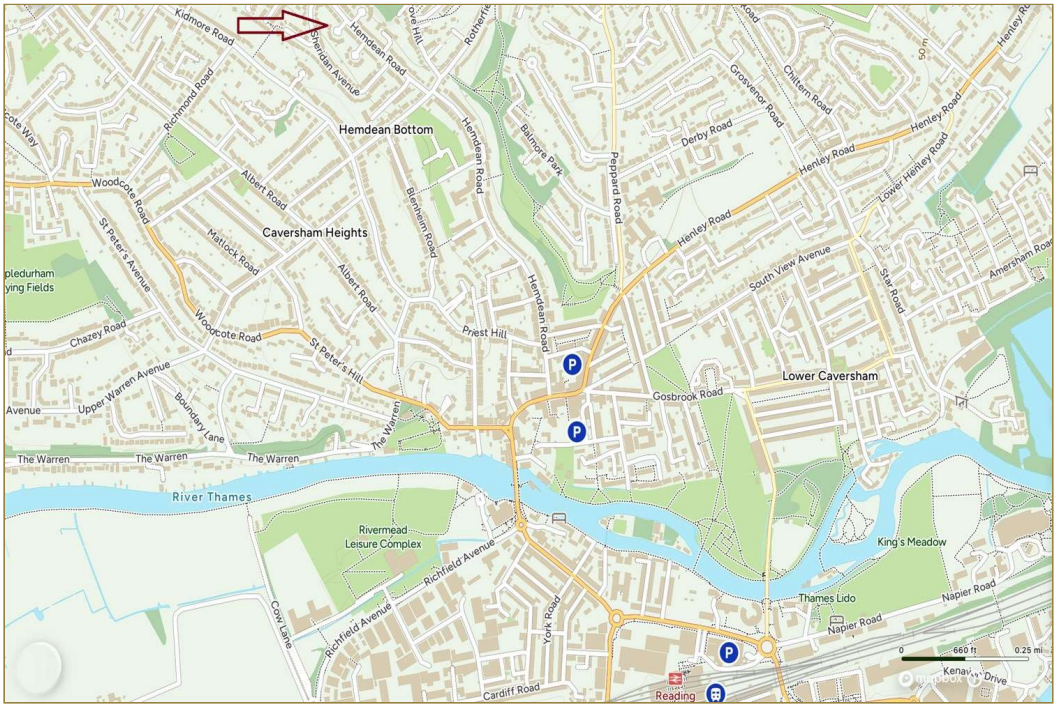
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT
Energy Rating C

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/9716-3967-3200-0656-5200

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