

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



VICTORIA ROAD, CAVERSHAM READING, RG4 7QY

£725,000

An attractive four bedroom 1930's semi detached home extended to offer excellent family accommodation including a superb 23ft open plan kitchen/dining/family room with integrated appliances, utility room, living room & further study/clinic room. Pleasant garden with home office. Approx. 1660sqft. Located close to Caversham Primary and 30 minutes walk to Reading station

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DETAILED DESCRIPTION

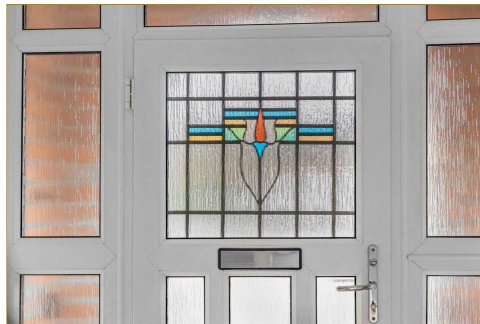
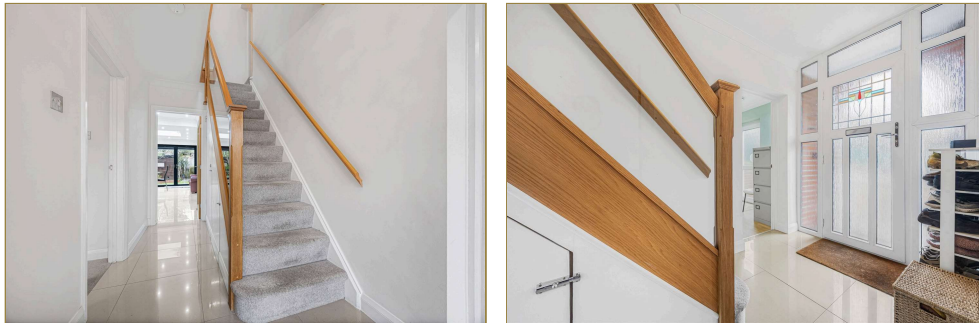
Rarely available in this unmade road adjacent to the grounds of Caversham Primary, this 1930's bay fronted semi-detached enjoys a carefully crafted two-storey side extension to provide large yet balanced family accommodation with an alternative entrance for integral reception room (currently used as a home clinic) but provides a variety of use or can be reverted back simply as an additional reception room. Includes living room, cloakroom, magnificent kitchen/dining/family room with integrated appliances, four first floor bedrooms, bathroom and delightful compact secluded rear garden with home office. Parking for two vehicles and conveniently positioned within half a mile of Caversham centre and approximately one mile of Reading Station. Caversham Primary catchment, well presented with innovated fittings including Hive and Ring security, home office at the rear of the property

ARCHED ENTRANCE PORCH

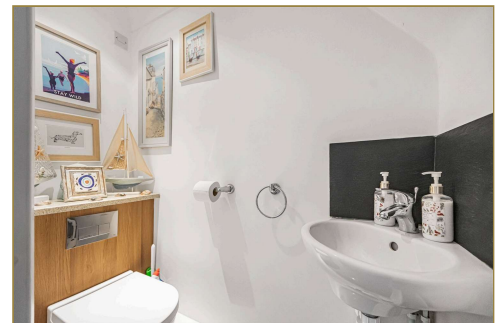
With quarry tiled step, uPVC double glazed front door with stained glass insert through to

RECEPTION HALL

With tiled floor, staircase to first floor, understairs storage cupboard, vertical radiator

**CLOAKROOM**

W.C., wash hand basin, extractor fan, radiator



LIVING ROOM

Front aspect double glazed bay window, radiator



EXTENDED KITCHEN/DINING/FAMILY ROOM

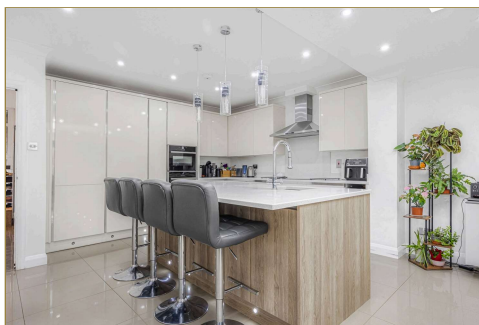
Magnificent beautifully fitted with natural segregations, underfloor heating



KITCHEN comprising base and eye level units with Quartz work surfaces and surrounds, with inset five ring induction hob with extractor hood above, split level oven and separate oven/microwave combination, further built in full length fridge and freezer



Separate matching island unit with inbuilt drainer and sink with mixer tap and two tone cupboards under. Large preparation surface and breakfast bar with built in wine fridge looking onto



DINING AND FAMILY AREA with room for large table and chairs, overhead lantern skylight window, side aspect double glazed window and rear full width bifold double glazed doors to continuous decking area and garden



UTILITY ROOM

Comprising large double sink unit with mixer tap and cupboards under, further base and eye level units, plumbing for washing machine, space for tumble dryer, tiled floor, wall mounted gas boiler, rear aspect double glazed window, internal access to clinic



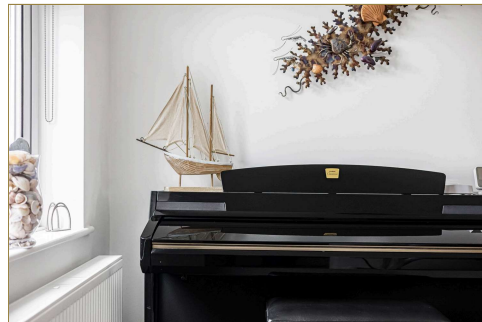
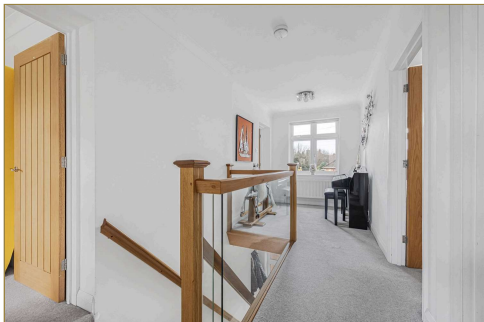
CLINIC

Integral to the property with it's own separate front door access and reception lobby currently utilised as a clinic. This area can also be accessed from the reception hall and also the internal door from utility room



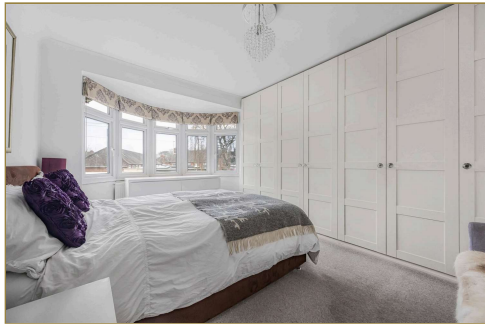
STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR GALLERIED LANDING

With front aspect double glazed window, access to loft space above with wooden steps. The galleried landing provides useful space for study area etc.



BEDROOM ONE

With front aspect double glazed bay window, radiator and full length range of fitted wardrobes



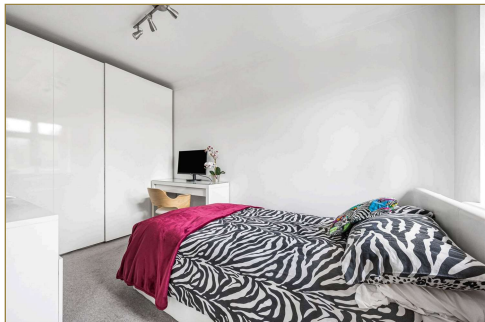
BEDROOM TWO

With rear aspect double glazed window, radiator, full length range of wardrobes with sliding doors



BEDROOM THREE

With front aspect double glazed window, radiator, alternative loft access with wooden steps

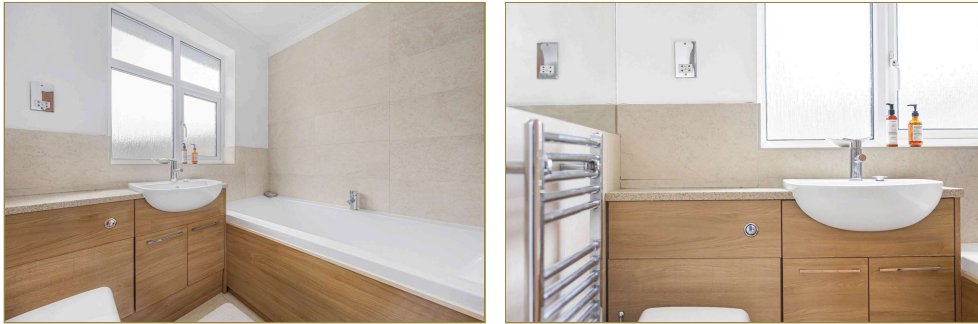


BEDROOM FOUR

With rear aspect double glazed window, radiator

BATHROOM

Comprising large scale bath with independent shower unit and glass deflector, wash hand basin with cupboard space below, W.C., radiator, tiled walls and floor, rear aspect obscure double glazed window and heated towel rail



The clinic room provides a variety of use or can simply be re-instated as an additional reception room

REAR GARDEN

At the rear of the property is a delightful well utilised rear garden predominately laid to lawn with raised flower and shrub borders with specimen shrubs, young trees and a monkey puzzle tree



To the rear is a central pergola with brick hard standing rear patio with large timber shed/work shop with power and light and separate timber home office, insulated with power and light and double glazed windows

With timber fenced enclosures the gardens extend approximately 40ft with a good degree of seclusion with outside security lighting and camera's both front and rear, outside water tap. There is a raised decking area adjacent to the kitchen/dining/family room and outside power

**FRONT GARDEN**

The front of the property is entered via block paved driveway providing off road parking for two vehicles with access to both the front door and adjacent clinic enclosed by brick retained wall

DIRECTIONS

From central Caversham turn right into Hemdean Road and after approximately half a mile turn left into Victoria Road where the property will be found on the right hand side

TENURE

Freehold

NB

Victoria Road is a private road and we understand it belongs to Reading Borough Council with no obligation to the residents for any maintenance costs

SCHOOL CATCHMENT

Caversham Primary School
Highdown Secondary School

COUNCIL TAX

Band D

SOCIAL MEDIA

Find out about local news, our views and all things property on our facebook and twitter pages

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/3900-7769-0922-3509-3763>

FLOORPLAN

**Approximate Gross Internal Area 1664 sq ft - 154 sq m
(Including Outbuilding)**

Ground Floor Area 864 sq ft – 80 sq m

First Floor Area 666 sq ft – 62 sq m

Outbuilding Area 134 sq ft – 12 sq m



LOCATION

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

