

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**MALLORY AVENUE, CAVERSHAM PARK
READING, RG4 6QN**

£530,000

A well presented and nicely positioned four bedroom detached home located very close to Clayfield Copse woodland, playing fields and tennis courts. Includes living/dining room, fitted kitchen, downstairs shower/cloakroom, attractive south facing garden and 22ft garage

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SITUATION

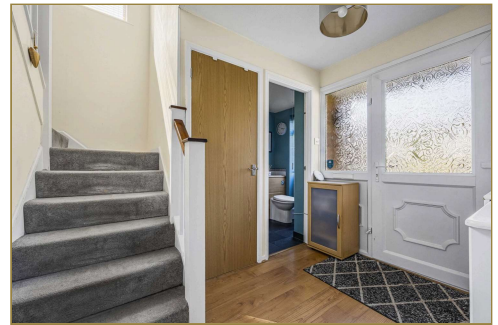
Ideally located close to Clayfield Copse Nature Reserve which includes open meadows and native woodland ideal for country walks and bike rides. Beyond are the local playing fields, tennis courts and Blackhouse Woods that lead into the south Oxfordshire countryside. There are a choice of golf courses and the additional Mapledurham health & fitness club. Half a mile away is the Emmer Green shopping precinct including local stores, restaurants, two pubs and a post office. Caversham centre is less than 2 miles away

ENTRANCE

uPVC front door to

ENTRANCE HALL

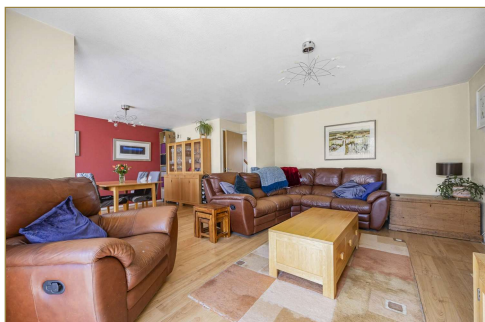
Stairs to first floor, radiator and cloaks cupboard

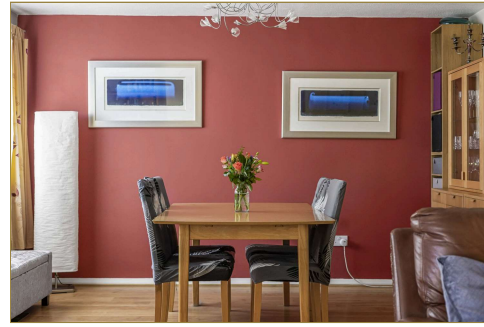
**DOWNSTAIRS SHOWER ROOM**

Three piece suite comprising fitted W.C., and wash hand basin with cupboards and shelving, shower cubicle with power shower, front aspect, underfloor heating, electric radiator

**LIVING/DINING ROOM**

Running across the width of the house, laminate flooring, rear aspect uPVC double glazed door to rear garden, two radiators, feature fireplace with electric feature style log burner





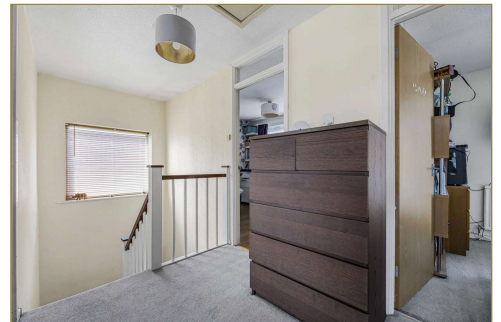
KITCHEN/BREAKFAST ROOM

Fitted to comprise: Worktops, one and a half bowl sink with insinkerator, mixer tap with filtered drinking water, five ring gas hob, built in electric oven, integrated microwave, range of cupboards and drawers, breakfast bar, space for fridge/freezer, tiled floor with underfloor heating, plumbing for dishwasher, front aspect and door to garage



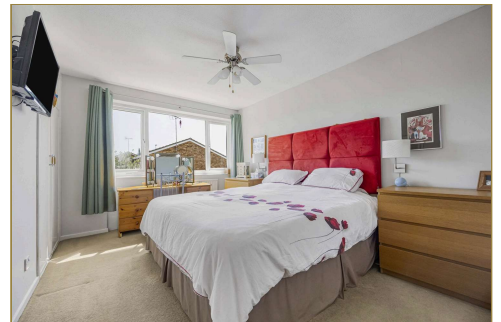
STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING

Side aspect, hatch to loft space, storage/airing cupboard



BEDROOM ONE

Large rear aspect window, radiator, built in double wardrobe and cupboard



BEDROOM TWO

Large rear aspect window, radiator, built in double wardrobe, solid bamboo flooring

**BEDROOM THREE**

Front aspect floor to ceiling window, radiator

**BEDROOM FOUR**

Front aspect window, radiator, cupboard housing gas boiler and cylinder. Built in single wardrobe, solid bamboo flooring

**BATHROOM**

Three piece suite comprising: panelled bath with electric shower over, W.C., fitted wash hand basin, obscure glazed window and fitted full height cupboard



REAR GARDEN

Easily maintained and secluded south-facing rear garden with access from living room and garage. Two patio areas, lawn with shrub and flower borders and raised vegetable patch. Small storage shed and rear access gate

**OUTSIDE**

To the front is hardstanding for two to three vehicles

**GARAGE**

Up and over door, plumbing for washing machine, cupboard housing solar, gas, electric meters, rear door to garden

SOLAR PANELS

The solar panels are a 4kW system, owned by the vendor, generating lots of free electricity (so lower energy costs) as well as the highest level of Feed in Tariff (tax-free income, which will rise with inflation and continue to be paid until 2037). Example: in 2025, generated 3580kWh and provided £2741 income. The system heats up lots of water for free throughout several months of the year

DIRECTIONS

From central Caversham proceed North up Prospect Street, at the traffic lights turn left into Peppard Road, continue into Emmer Green passing the shops on the right hand side, turning right into Kiln Road and immediate right into Caversham Park Road, turn right into Northbrook Road, right into Holyrood Close and right into Mallory Avenue

TENURE

Freehold

SCHOOL CATCHMENT

Emmer Green Primary School
Highdown School and Sixth Form Centre

COUNCIL TAX

Band E

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/5035-6128-6500-0058-4226>

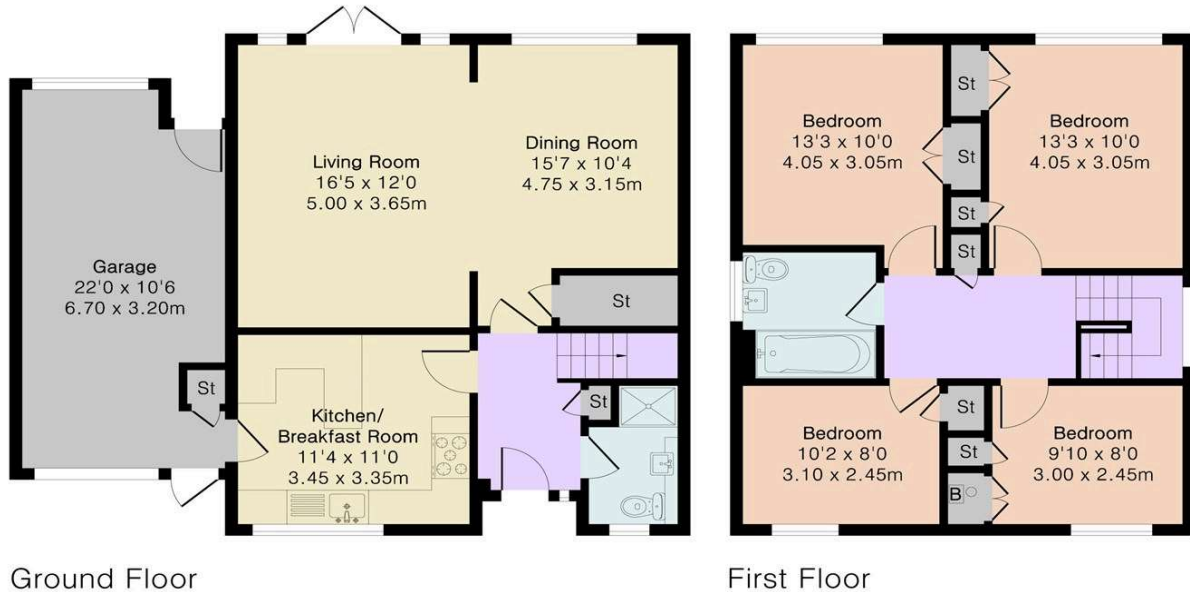
FLOOR PLAN

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

**Approximate Gross Internal Area 1489 sq ft - 139 sq m
(Including Garage)**

Ground Floor Area 856 sq ft – 80 sq m

First Floor Area 633 sq ft – 59 sq m



LOCATION

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

