

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**GOSBROOK ROAD, CAVERSHAM
READING, RG4 8BU**

£495,000

An attractive two-tone brick double bay Victorian semi detached home conveniently positioned adjacent to Christchurch Meadows leading to the River Thames and Reading Station. One of the larger designs with three separate bedrooms, living and dining room, kitchen and bathroom. 40ft. south facing secluded garden positioned opposite Westfield Road Park. No onward chain

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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

RECEPTION HALL

With radiator, staircase to first floor, door to

DINING ROOM

With rear aspect double glazed door to garden, radiator

**LIVING ROOM**

Linked with front aspect feature double glazed bay window, radiator

**KITCHEN**

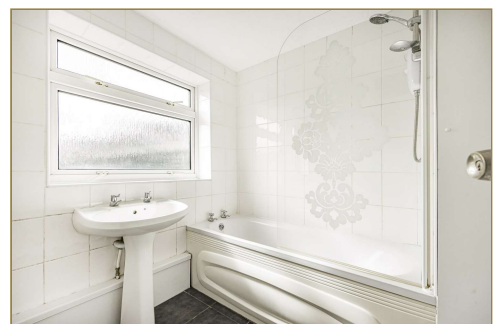
Comprising single drainer stainless steel sink unit with mixer tap and cupboard under, further range of both floor standing and wall mounted eye level units with laminated work surfaces and tiled surrounds. With gas cooker point, plumbing for washing machine, appliance space for fridge/freezer, tiled floor, side aspect double glazed window, understairs storage cupboard housing meter and door to

REAR LOBBY

With door to

BATHROOM

With panelled bath, independent shower unit and glass deflector, wash hand basin, heated towel rail, tiled walls and floor with rear aspect obscure double glazed window



SEPARATE W.C.

With radiator, tiled surrounds and rear aspect obscure double glazed window



STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING

With access to loft space above, radiator, built in linen cupboard, door to



BEDROOM ONE

With front aspect feature double glazed bay window, radiator



BEDROOM TWO

With rear aspect double glazed window, radiator. two built in cupboards



BEDROOM THREE

With rear aspect double glazed window, radiator

**REAR GARDEN**

At the rear of the property is a neat south facing garden, predominantly laid to lawn with pathway stretching the length, with brick storage unit/air-raid shelter to the rear and a mixture of brick retained wall and timber fenced enclosures. The garden extends approximately 40ft. and enjoy good seclusion, outside water tap

**OUTSIDE**

At the front of the property is a small enclosed paved garden area with brick retained wall enclosure and wrought iron gate with pathway leading to the front door. The property is located almost adjacent to the Christchurch Playing Fields that leads directly down to the River Thames and the Christchurch pedestrian bridge that leads to Reading town.

**DIRECTIONS**

Leave central Caversham via Gosbrook Road where the property can be found on the right hand side

TENURE

Freehold

SCHOOL CATCHMENT

Thameside Primary School

Highdown Secondary School

COUNCIL TAX

Band D

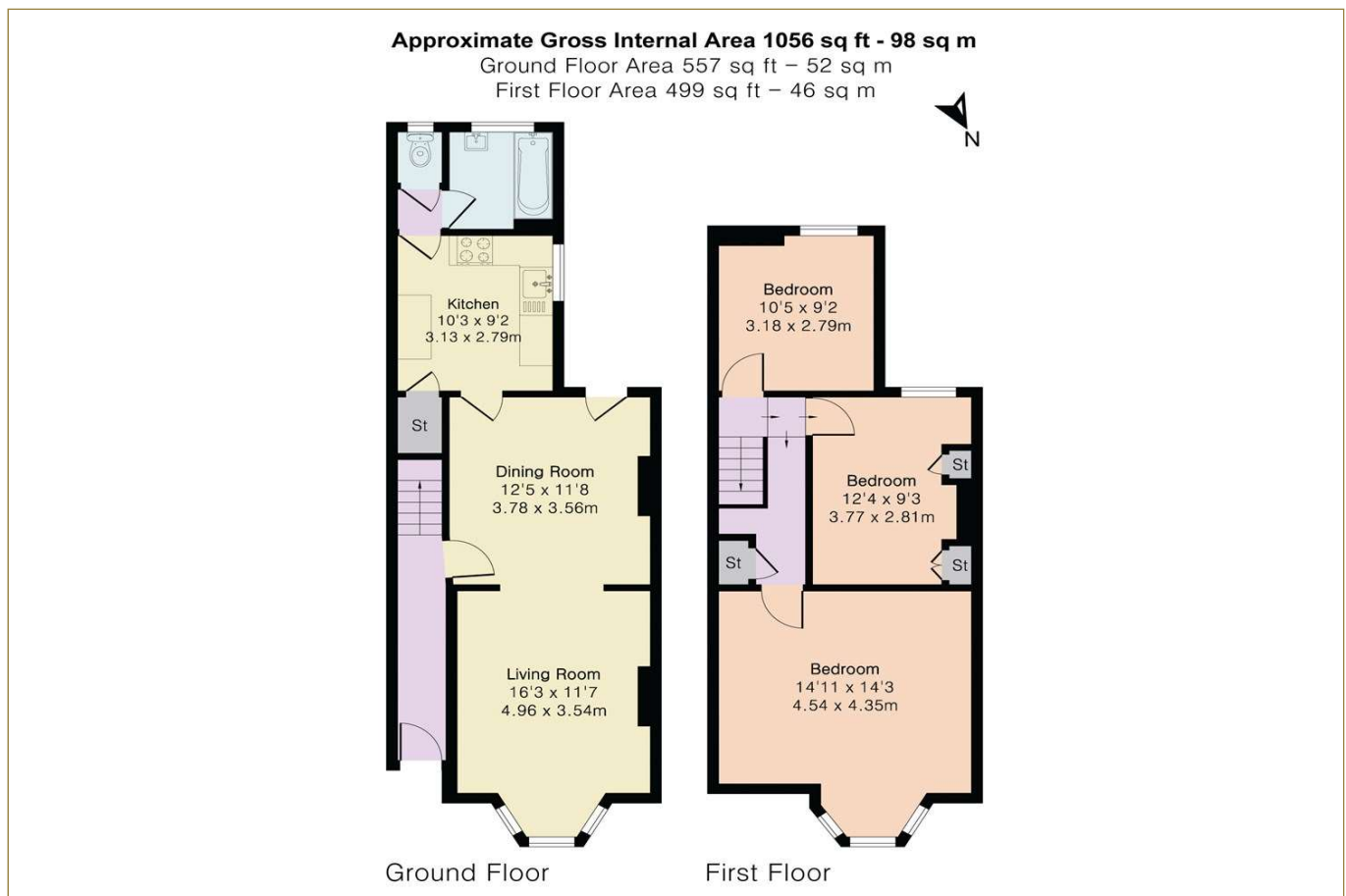
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Energy Rating E

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/5800-1707-0022-5225-3373>

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

