

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**HIGHMOOR ROAD, CAVERSHAM HEIGHTS
READING, RG4 7BQ**

£745,000

A fine 1920's detached three bedroom family home occupying a level south facing established and secluded plot in the heart of Caversham Heights providing balanced and spacious accommodation with high quality fittings, parking and storage while retaining some period features

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SITUATION

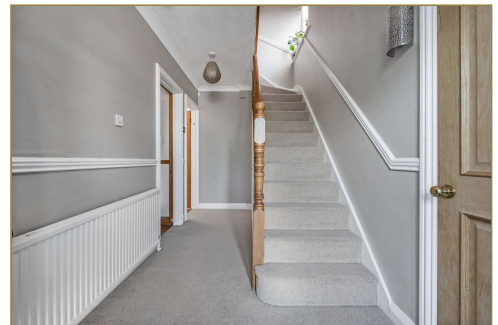
Caversham lies just north of the River Thames - close to Reading town centre, yet with a distinct village-like feel. It offers picturesque riverside views, scenic towpaths, and charming walks, alongside a wide range of shops, bars, and restaurants. The area is further enhanced by excellent health and 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

ENTRANCE

Front door to

RECEPTION HALL

With radiator, staircase to first floor and understairs storage cupboard housing meters

**CLOAKROOM/UTILITY ROOM**

Comprising W.C., wash hand basin, heated towel rail, plumbing for washing machine and space for tumble dryer above, extractor fan

**LIVING ROOM**

With front aspect feature bay window with stripped exposed floorboards, radiator and brick fireplace with hearth and integrated wood burning stove, dado rails



**OPEN PLAN KITCHEN/DINING ROOM**

Spreading the whole width of the house and naturally segregated for kitchen and dining areas



KITCHEN with painted units comprising single drainer enamel sink unit with mixer tap and cupboard under, further range of both floor standing and wall mounted eye level units with oak style work surfaces and surrounds, space for range cooker with stainless steel extractor hood above, integrated dishwasher and fridge/freezer. Dual aspect double glazed windows

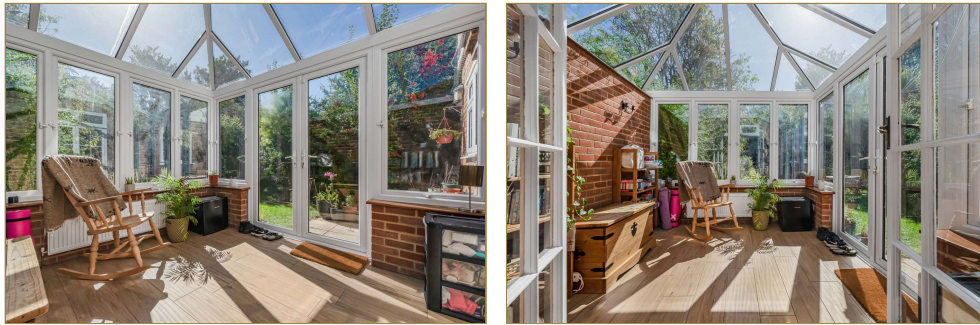


DINING AREA with room for large table and chairs, radiator, magnificent cast iron fireplace with hearth surround and mantel over with real fire facility. Dado rails and French doors to



ADDITIONAL CONSERVATORY/GARDEN ROOM

Brick built construction with double glazed units and roof with radiator and double glazed French doors to patio and garden, two wall light points, light and power

**STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING**

With side aspect window and access to loft space above with retractable steps, built in airing cupboard

BEDROOM ONE

With front aspect double glazed window, exposed timber floor, radiator and twin recessed double wardrobes



BEDROOM TWO

With rear aspect double glazed window, radiator

**BEDROOM THREE**

With rear aspect double glazed window, radiator, wardrobe with cupboard space and further airing cupboard housing gas boiler

**FAMILY BATHROOM**

Comprising panelled bath with independent shower unit and glass deflector, wash hand basin with drawer space below and W.C. with matching cupboard space. Heated towel rail, front aspect obscure double glazed window



REAR GARDEN

At the rear of the property is a very pleasant established and secluded south facing garden mainly laid to lawn with mature shrubs, evergreens and trees bordering together with timber fenced enclosures providing year round seclusion with pleasant south facing aspect. Pitched roof timber fence, paved patio area adjacent to the conservatory and rear access to garage. The gardens extend approximately 70ft.

**OUTSIDE**

The front of the property is entered via tarmac driveway providing off road parking for two vehicles

ATTACHED GARAGE

For storage use only but with plenty of space for deep freeze etc.

FRONT GARDEN

Pea shingled garden area with privet hedge and timber fenced enclosure

DIRECTIONS

From central Caversham proceed south along Prospect Street at the mini roundabout turn right into Church Street, at the traffic lights turn right into Church Road continue up St Peter's Hill into Woodcote Road bearing left into Highmoor Road where the property can be found on the right hand side

TENURE

Freehold

SCHOOL CATCHMENT

Caversham Primary School

The Heights Primary School

Highdown School and Sixth Form Centre

COUNCIL TAX

Band F

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 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/1709-7029-1300-0031-1296>

FLOOR PLAN

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

