# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS








# ILKLEY ROAD, CAVERSHAM
# READING, RG4 7BD

## Price Guide £695,000

*** SOLD PRIOR TO MARKETING ***A superb three bedroom detached bungalow occupying a level wide and secluded south west facing garden and positioned in a peaceful road in Caversham Heights. Benefitting from a centralised and spacious kitchen/dining family room with vaulted ceiling and complemented by a separate triple aspect living room with three en-suited bedrooms. No 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

## ENTRANCE

Front door to

## ENTRANCE HALL

With tiled floor, radiator, front aspect double glazed window and double glazed door through to





## RECEPTION HALL

With radiator, vaulted ceiling and double glazed front aspect window, leading through to

## CENTRAL OPEN-PLAN KITCHEN/DINING ROOM

Naturally segregated for kitchen and dining areas





KITCHEN well fitted comprising single drainer one and a half bowl sink unit with mixer tap and cupboard under with waste disposal, range of floor standing units with laminated work surfaces and contrasting tiled surrounds, with inset four ring electric hob with extractor hood above and split level integrated double oven, further integrated fridge/freezer, plumbing for dishwasher, tiled floor







DINING AREA with oak style floor, room for table and chairs, two radiators, breakfast bar with further kitchen cupboard space and seating area. Part vaulted ceiling, dual aspect with side double glazed windows, rear double glazed picture window and integrated double glazed French doors to garden





## LIVING ROOM

Superb triple aspect room with double glazed windows and matching sliding patio doors to garden, two radiators and neat gas display heater, oak style flooring. The living room is entered via double doors from kitchen/dining room





## INNER HALLWAY FROM RECEPTION HALL

With airing cupboard and radiator

## BEDROOM ONE

With side aspect double glazed window, radiator







Door to

## EN SUITE BATHROOM

White suite comprising twin-grip bath, wash hand basin, W.C., with fully tiled walls and floor, heated towel rail and side aspect obscure double glazed window



**BEDROOM TWO**
With front aspect double glazed window, radiator, range of fitted wardrobes and door to




Door to

**EN SUITE SHOWER ROOM**
Comprising fully tiled shower, wash hand basin, W.C., fully tiled walls and floor, heated towel rail and front aspect obscure double glazed window



**BEDROOM THREE/STUDY**
Front aspect double glazed window, radiator, fitted cupboard space and shelving with clever integral pull-out bed




WALK IN UTILITY CUPBOARD with plumbing for washing machine and tumble dryer space above, tiled floor and access to loft space above. Door to

**EN SUITE SHOWER ROOM**
Comprising fully tiled shower, wash hand basin, W.C., fully tiled walls and floor, heated towel rail and extractor



## REAR GARDEN

At the rear of the property is a delightful south-west facing garden, wide and secluded, predominantly laid to lawn with paved patio area adjacent to the kitchen/dining room and extending round to the main living room. With interspersed flower and shrub borders with maturing evergreens and hedging together with a mixture of brick retained wall and timber fenced enclosures. Side access front to rear via wrought iron gate with covered car port and outside water tap. The gardens extend around the other side of the property with further small lawned area and mature specimen shrubs and evergreens





There is a timber potting shed/greenhouse and summerhouse entered via double doors with power and light







In all the gardens extend approximately 35ft in length and 60ft wide





## OUTSIDE

The front of the property is entered via a block paved driveway providing off-road parking for three vehicles with driveway extending along the side of the garage and leading to carport



## ATTACHED GARAGE

With electrically operated up and over door, housing meters to the rear and wall mounted gas boiler, plus pressurised hot water cylinder and water softener. There is also a useful side pedestrian access to garage

## FRONT GARDEN

There is a lawned garden area to the front with low brick retained wall enclosure with an array of flower and shrubs and maturing evergreens with block-paved pathway leading to the front door

## AERIAL VIEWS





## PLEASE NOTE

A selection of the photos included within these property details have been digitally staged to enhance viewing perspective

## DIRECTIONS

Leave Caversham centre via Church Road and continue up St Peter's Hill into the Woodcote Road, turn right into Ilkley Road

## TENURE

Freehold

## SCHOOL CATCHMENT
Caversham Primary School
The Heights 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/2166-1512-5811-3151-9845

## FLOOR PLAN

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

