

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



WESTDENE CRESCENT, CAVERSHAM READING, RG4 7HD

£825,000.00

Beautifully presented 1950s bay fronted 3-bedroom semi-detached family home in Caversham Heights, with large extension, studio, and spacious garden, and off road parking just a 7-minute walk to The Heights Primary School.

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
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Hallway

Modern open hallway with access to W/C, lounge and living area.

**Kitchen Diner**

Stunning recently extended 29ft kitchen diner and living area, with large kitchen island, built in dishwasher, double oven and large gas hob.

**Lounge**

Beautifully decorated lounge to the front of the property with large bay fronted window and feature fireplace

**Living area**

Family living area off the kitchen diner, with feature fireplace



W/C

Modern refitted
downstairs w/c

**Utility Room**

Spacious utility room with
space for stacked washing
machine and dryer, with
access to the garden

**Bedroom 1**

Well presented master
bedroom to the rear of the
property.

**Bedroom 2**

14ft double bedroom to
the front of the property
with built in storage

**Bedroom 3**

Well presented single
bedroom to the front of
the property currently
being used as a nursey.

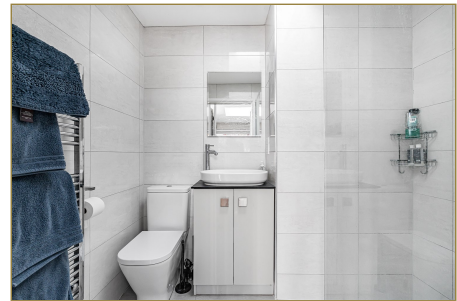


Bathroom

Stunning eye catching family bathroom with large walk in shower, separate bath.

**Studio**

Purpose built 12ft studio attached the back of the garage with it's own shower room facilities

**Garden**

Stunning mature enclosed and private garden.



Floorplan**Approximate Gross Internal Area 1336 sq ft - 124 sq m
(Excluding Garage)**

Ground Floor Area 861 sq ft – 80 sq m

First Floor Area 475 sq ft – 44 sq m

Garage Area 265 sq ft – 25 sq m



SCHOOL CATCHMENT

The Heights Primary School

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

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/3632-5524-9100-0531-5292> -

BAND C