

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### **SANDCROFT ROAD, CAVERSHAM HEIGHTS READING, RG4 7NP**

**£575,000**

An excellent family sized three bedroom semi detached home, extended to rear to provide a 17ft kitchen/breakfast room and downstairs shower/cloakroom. Includes 27ft living room, garage, off road parking and rear garden. Located in this popular location only a 5 minute walk to countryside pathways and within The Heights Primary School catchment. No onward chain.

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

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**SITUATION**

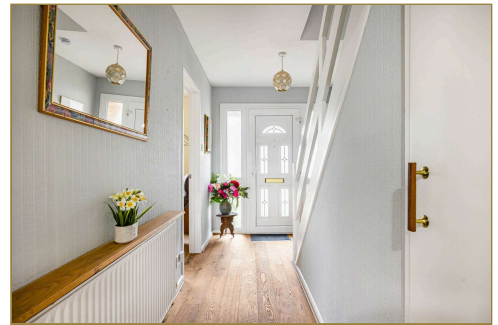
Caversham is situated just north of the River Thames, offering a wide range of shops, bars and restaurants, together with excellent schooling. Reading Station servicing London (Paddington 25 minutes) is within half a mile of Caversham Bridge and has been further complemented with the arrival of Crossrail. Emmer Green & Caversham Heights border the South Oxfordshire countryside, with a choice of golf courses and the additional Mapledurham Gym & Rivermead Sports Complex on Caversham borders

**ENTRANCE**

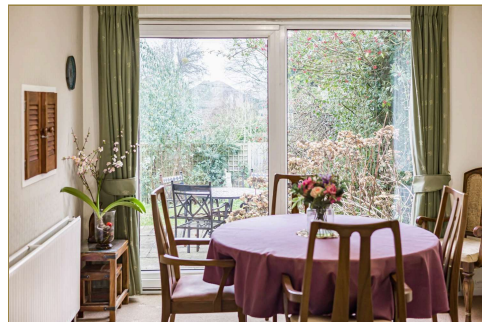
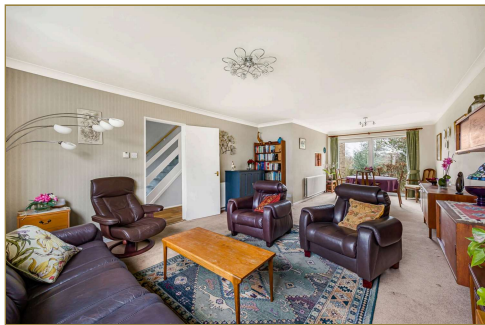
Covered entrance porch and front door to

**ENTRANCE HALL**

Stairs to first floor with understairs storage cupboard, hardwood flooring, radiator

**LIVING/DINING ROOM**

Large front aspect double glazed window, two radiators, large double glazed sliding doors to rear garden





**KITCHEN/BREAKFAST ROOM**

Fitted to comprise: worktops with one and a half bowl sink unit, gas hob with extractor hood over, further worktops with a range of drawers and cupboards. Built in double oven, space for dishwasher, fitted matching dresser unit, rear aspect double glazed window and double glazed kitchen door to rear garden



UTILITY AREA; With space for washing machine and tumble dryer, further space for free standing fridge/freezer, wall mounted gas boiler

**SHOWER/CLOAKROOM**

Three piece suite comprising double width shower cubicle, W.C., pedestal wash hand basin, side aspect obscure double glazed window, radiator

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

With side aspect double glazed window, hatch to loft, hardwood flooring



### **BEDROOM ONE**

Rear aspect double glazed window, fitted wardrobes, radiator



### **BEDROOM TWO**

Front aspect double glazed window, radiator



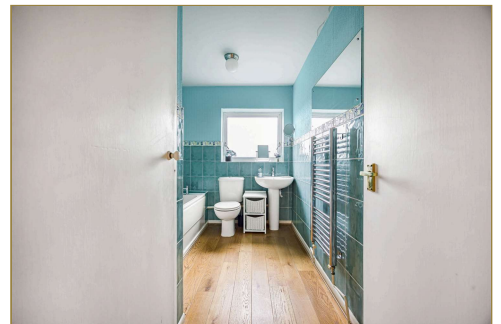
### **BEDROOM THREE**

Front aspect double glazed window, overstairs storage cupboard, radiator



### **BATHROOM**

Three piece suite comprising panelled bath, W.C., pedestal wash hand basin, airing cupboard, chrome towel radiator, rear aspect obscure double glazed window



## **REAR GARDEN**

With full width patio area leading to lawned garden with flower and shrub borders



## **OUTSIDE**

Open plan lawned garden with paved driveway for one vehicle leading to



## **GARAGE**

With up and over door, light and power

## **DIRECTIONS**

From central Caversham proceed south down Prospect Street, at mini roundabout turn right into Church Street, turn right into Hemdean Road and at the mini roundabout turn left into Oakley Road, at the crossroads turn right into Kidmore Road and proceed for approximately 0.5 miles and turn left into Sandcroft Road

## **TENURE**

Freehold

## **SCHOOL CATCHMENT**

Emmer Green Primary School  
The Hill 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/0340-2396-0590-2326-8881>

**FLOOR PLAN**

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

**Approximate Gross Internal Area 1270 sq ft - 118 sq m  
(Excluding Garage)**

Ground Floor Area 708 sq ft – 66 sq m

First Floor Area 562 sq ft – 52 sq m

Garage Area 145 sq ft – 13 sq m



**LOCATION**

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

