

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**DERBY ROAD, CAVERSHAM
READING, RG4 5HE**

£550,000

Spacious two/three bedroom period apartment with many original features and garden room, as well as ample storage in garage and basement cellars as part of the property. Located on one of the most sought-after private roads in Caversham. The property also has allocated parking, established communal gardens to the front and rear of property, and a share of the freehold

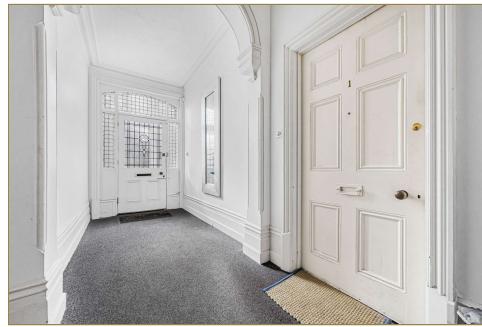
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SITUATION

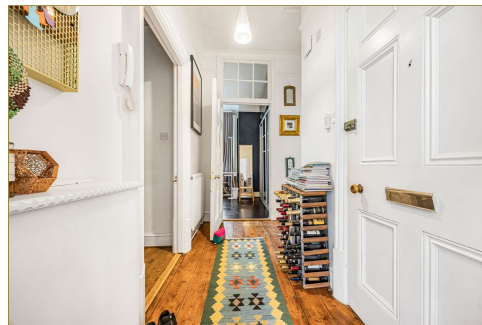
Caversham lies just north of the River Thames - close to Reading town centre, yet with a distinct village-like feel. It offers picturesque riverside views, scenic towpaths, and charming walks, alongside a wide range of shops, bars, and restaurants. The area is further enhanced by excellent health and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

COMMUNAL ENTRANCE HALL

Telephone entry system. Personal front door

**RECEPTION HALL**

A bright and spacious hallway featuring beautiful wooden floorboards, high ceilings and elegant period detailing

**LIVING ROOM**

A versatile reception room which can be used as the third bedroom, featuring high ceilings, elegant period cornicing and beautiful original wooden floorboards. Comes with working wood burner



DINING AREA

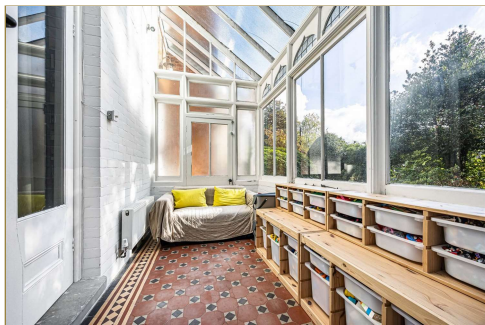
A beautifully proportioned dining room featuring a large bay Crittall window that floods the space with natural light. Period tiled functioning fireplace and elegant floor-to-ceiling built-in cabinetry provides generous storage alongside attractive glazed display shelving

**KITCHEN**

A bright and practical kitchen featuring contemporary fitted cabinetry with ample storage and worktop space, with fridge/freezer, oven and gas hob

**GARDEN ROOM**

Original Victorian garden room, with original tiles and separate entrance, surrounded by greenery with views of the communal front garden



BEDROOM ONE

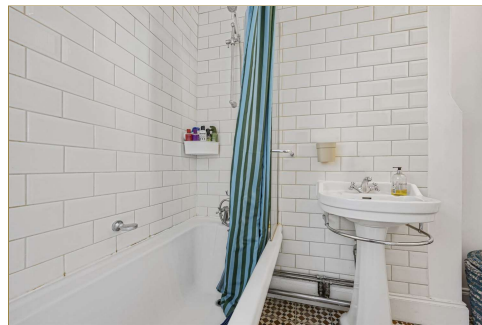
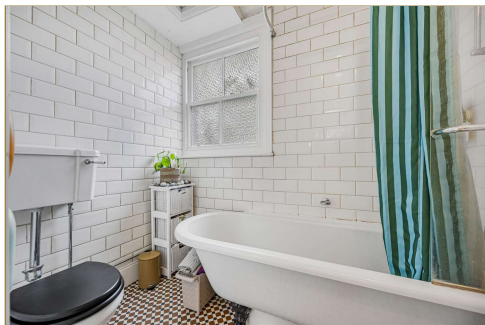
Main bedroom featuring high ceilings and attractive wooden flooring. Impressive floor-to-ceiling glazed French doors flood the room with natural light and offer delightful views over the greenery beyond. The French doors open out onto a patio which is part of the property and the communal garden

**BEDROOM TWO**

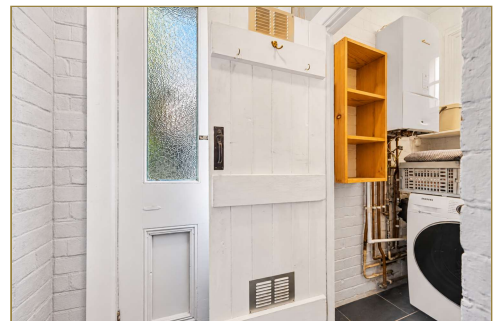
Second bedroom featuring wooden flooring, high ceilings, built-in shelving, practical storage and period windows providing lovely natural light

**BATHROOM**

Family bathroom featuring classic white metro tiles, a freestanding bathtub, patterned flooring and a frosted window providing natural light

**UTILITY ROOM**

A practical utility area featuring laundry appliances, useful storage shelving, tiled flooring and a convenient glazed back door providing external access

**CELLAR**

The large basement spaces are perfect for storage and come with an in-built kitchen, fridge, and freezer

COMMUNAL GARDEN

A delightful communal garden featuring a generous lawn, mature trees and established planting, offering a peaceful, secluded setting for outdoor dining, relaxation and entertaining

**GARAGE**

A former stable block serving the manor house, now offering generous garaging with additional loft rooms

**PARKING**

Parking spot at the rear of the house, next to the garage. On-road parking available as it is a private road

DIRECTIONS

From central Caversham proceed north up Prospect Street, at the traffic lights fork left into Peppard Road, right into Derby Road where the property will be found on the left hand side

TENURE

Leasehold

Original: 999 years

Lease remaining: 989 years

Ground rent: £0

Service charge: £150 per month/£1,800 per annum

SCHOOL CATCHMENT

The Hill Primary School

Highdown School and Sixth Form Centre

COUNCIL TAX

Band C

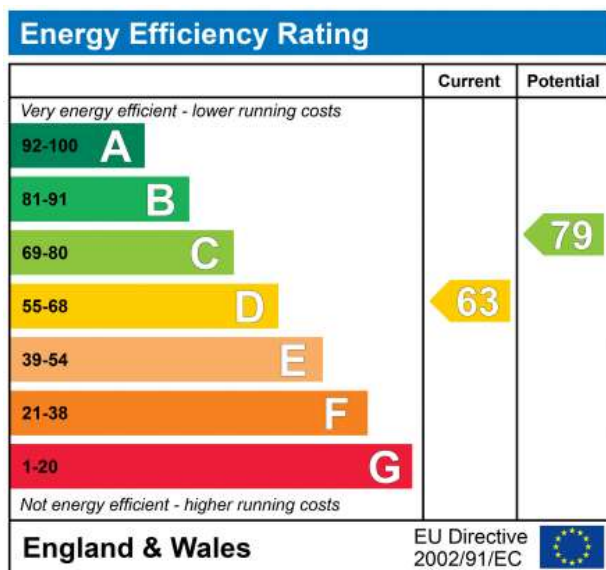
FREE MORTGAGE ADVICE

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

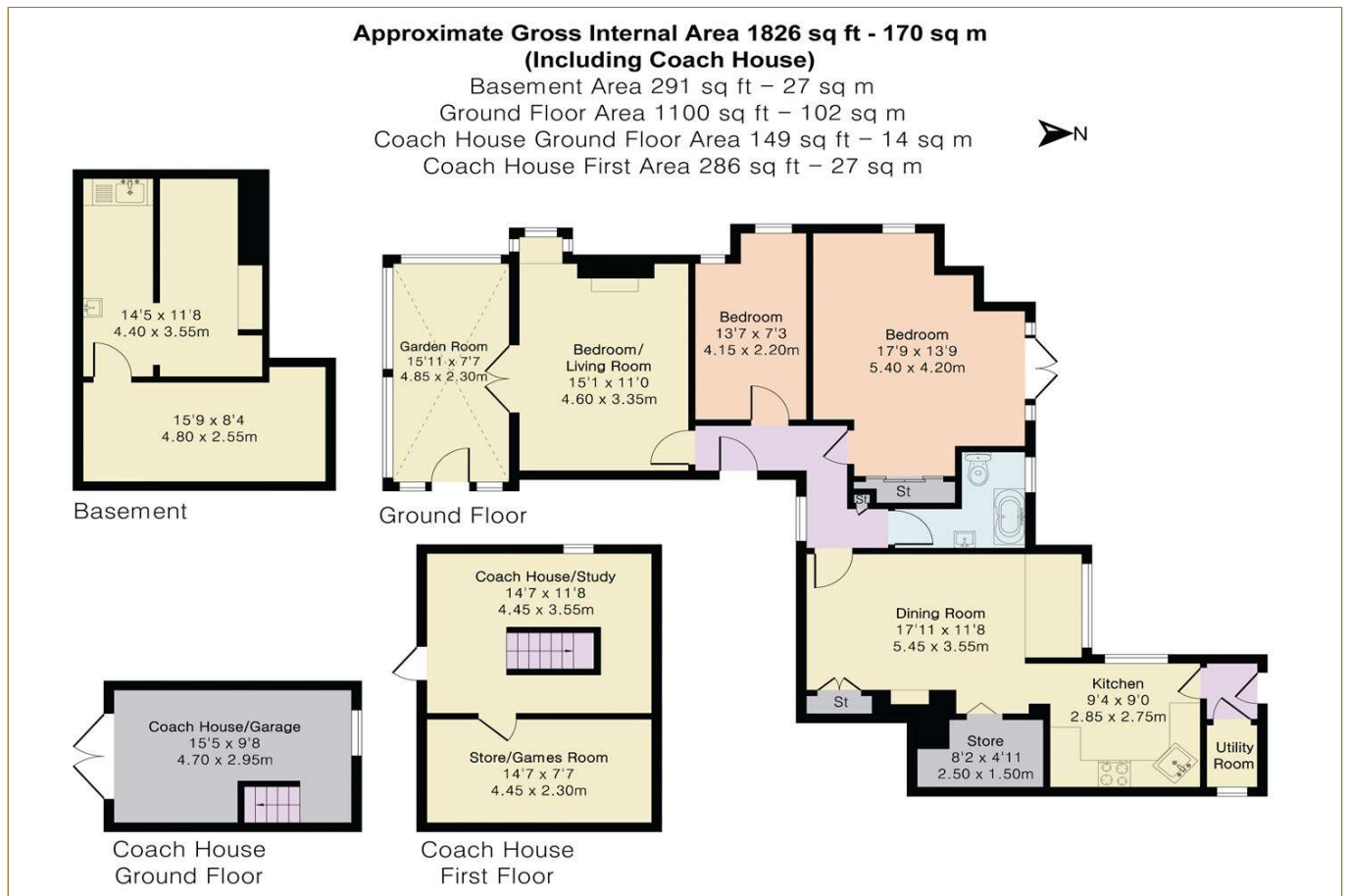
Energy Rating D

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/0136-9520-0609-0631-7296>



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

