

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**HEMDEAN ROAD, CAVERSHAM
READING, RG4 7ST**

£425,000

A fine bay fronted Victorian terrace in a sought after location within half a mile of Caversham centre within Caversham Primary catchment. Providing spacious two bedroom accommodation, well maintained while occupying a delightful south-west facing secluded garden in the region of 75ft.

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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 encased radiator and staircase to first floor, door to

LIVING/DINING ROOM

Large open dual aspect room naturally segregated by an archway for living and dining areas

LIVING AREA with front aspect feature double glazed bay window with bench seat, central fireplace with hearth surround, mantel over and fitted wood-burning stove, with recess cabinet housing electric meter, radiator, dado rails and picture rails



DINING AREA with rear aspect double glazed sash window, radiator



FITTED KITCHEN

Hand-made pine kitchen comprising double drainer stainless steel sink unit with mixer tap and cupboards under, further range of both floor standing and wall mounted eye level units with contrasting work surfaces, gas cooker point, plumbing for washing machine, appliance space for fridge/freezer and wall mounted gas boiler. Twin side aspect windows, kitchen door to garden, quarry tiled floor and large understairs storage cupboard

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

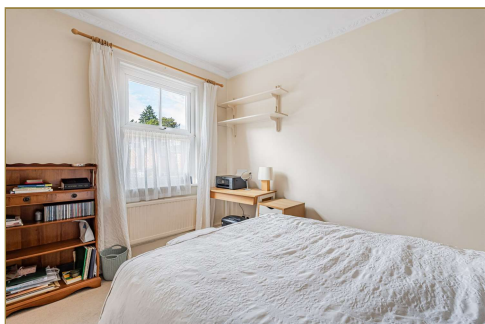
With access to loft space above and built in airing cupboard housing hot water tank and slatted shelving

BEDROOM ONE

With twin front aspect double glazed sash style windows, radiator and picture rails

**BEDROOM TWO**

With rear aspect double glazed sash style window, radiator and range of fitted wardrobes with cupboard space above



BATHROOM

With suite comprising corner bath with independent shower unit, curtain and rail, wash hand basin and W.C., with a mixture of tiled and panelled surrounds, radiator and rear aspect double glazed sash style window

**REAR GARDEN**

At the rear of the property is a delightful south-west facing garden with pea shingle and paved patio area immediately from the property with useful potting shed with power adjacent with outside water tap



The patio leads to main lawn garden area with flower and shrub borders, mature holly tree with various bedded shrubs beyond together with timber fenced enclosures



At the rear is a pitched roof storage shed, rear pedestrian gateway access and productive vegetable plot. In all the gardens extend approximately 75ft. enjoying excellent seclusion

**OUTSIDE**

The front of the property is entered via a timber gateway with quarry tiled path leading to front door, with small enclosed garden area with various beds together with brick retained wall enclosure

DIRECTIONS

From central Caversham proceed along Church Street turning right into Hemdean Road where the property can be found on the left hand side

TENURE

Freehold

SCHOOL CATCHMENT

Caversham 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/0878-3066-5201-8176-0200>

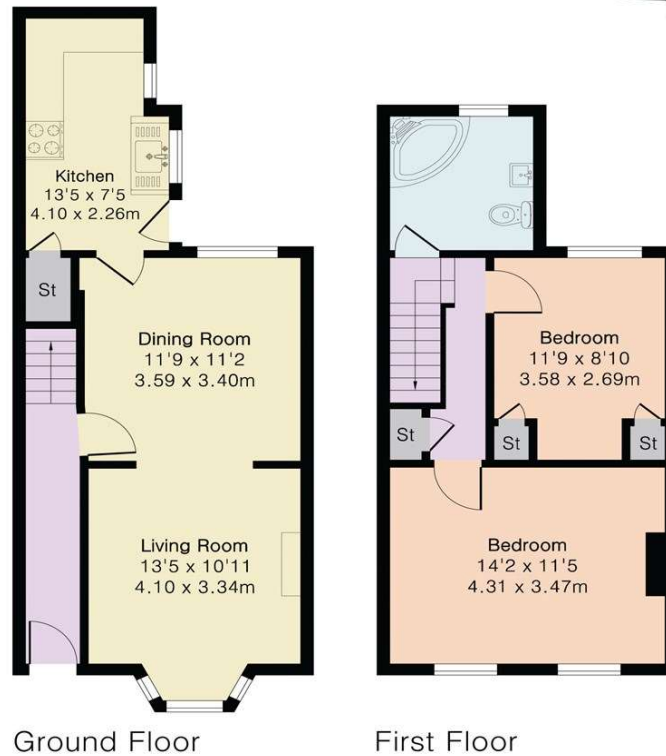
FLOOR PLAN

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

Approximate Gross Internal Area 834 sq ft - 78 sq m

Ground Floor Area 439 sq ft - 41 sq m

First Floor Area 395 sq ft - 37 sq m



LOCATION

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

