

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



ELLESMERE CLOSE CAVERSHAM, READING RG4 5HG

£450,000

A sought after three bedroom townhouse with rear car port and garage, peacefully situated in a favoured cul-de-sac off the tree lined private Derby Road only a 10 minute walk to Caversham centre and just over a mile to Reading station. The property enjoys an additional garden room to the rear and is available with no onward chain

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
T 0118 946 1800 W www.farmeranddyer.com
E info@farmeranddyer.com

ENTRANCE

Covered entrance porch with quarry tiled step and front door to

ENTRANCE HALL

With radiator and multi paned door to living/dining room and door to

CLOAKROOM

With W.C., wash hand basin, radiator, front aspect obscure double glazed window

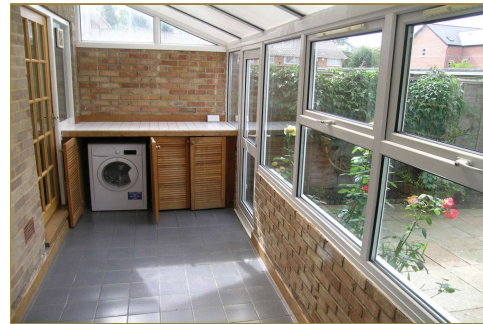
OPEN LIVING/DINING ROOM

Dual aspect and naturally segregated for living and dining areas. Front double glazed windows, Parquet flooring, radiator, central study area with staircase to first floor and understairs storage cupboard.

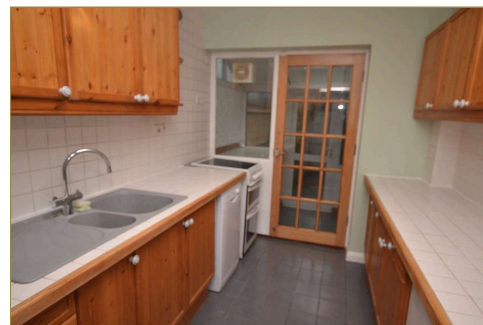
Dining area with room for table and chairs, radiator and door to

**GARDEN ROOM**

Full width brick based construction with double glazed windows with utility area and tiled floor. Double glazed door to garden

**KITCHEN**

Fitted in pine comprising single drainer one and a half bowl sink unit with mixer tap and cupboards under, further base and eye level units, tiled work surfaces and surrounds, electric cooker point, plumbing for dishwasher, appliance space for fridge and freezer, concealed lighting, extractor

**STAIRCASE FROM LIVING/DINING ROOM TO FIRST FLOOR LANDING**

With access to loft space above, double built in airing cupboard with slatted shelving and gas boiler

BEDROOM ONE

With front aspect double glazed window, radiator and twin built in double wardrobes



BEDROOM TWO

With rear aspect double glazed window, radiator, built in double wardrobe



BEDROOM THREE

With front aspect double glazed window, radiator



BATHROOM

Comprising bath, wash hand basin, W.C., tiled surrounds, radiator, rear aspect obscure double glazed window



REAR GARDEN

At the rear of the property is a paved low maintenance garden with flower and shrub borders and timber fenced enclosures stretching approximately 30ft. with door to

**REAR COVERED CARPORT AND ADJACENT GARAGE**

With up and over door, power and light, accessed from rear service road

**FRONT GARDEN**

To the front of the property is an open lawned garden area and pathway leading to front door

**DIRECTIONS**

Leave Caversham centre via Peppard Road, turn right into Derby Road, Ellesmere Close will be found on the left hand side

TENURE

Freehold

SCHOOL CATCHMENT

The Hill Primary School

Highdown Secondary School

COUNCIL TAX

Band D

FREE MORTGAGE ADVICE

We are pleased to be able to offer the services of an Independent Mortgage Adviser who can access over 2,500 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

FLOORPLAN

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

