

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



KNIGHTON CLOSE, CAVERSHAM READING, RG4 7SZ

£720,000

A four bedroom semi detached home located approx. one mile from Reading mainline station, with accommodation set over three floors. The property includes open plan kitchen/family/dining room, cloakroom, utility room, living room, two ensuites & bathroom along with a garage and parking.

Totalling 1,765sqft. and a 10 minute walk in to Caversham centre. No onward chain

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

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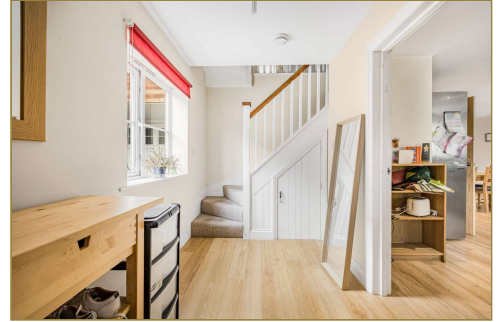
E info@farmeranddyer.com

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 HALL

Hardwood floor, stairs to first floor, small cupboard, side aspect window

**OPEN PLAN KITCHEN/DINING/FAMILY ROOM**

Excellent family room

Kitchen - Fitted to comprise: granite worktops accompanied with a range of cupboards and drawers, two built in ovens, five ring gas hob, one and a half bowl sink unit, central island, integrated dishwasher, tiled floor

Dining area - space for kitchen table, two radiators, small side aspect window



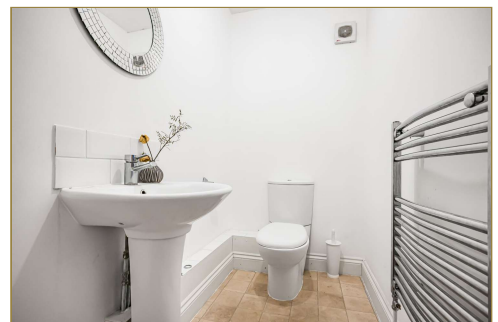
Door to

INNER HALLWAY

Radiator, glazed door to outside

CLOAKROOM

Two piece suite comprising: W.C., pedestal wash hand basin, chrome towel radiator



UTILITY ROOM

Fitted with worktops, sink unit, store cupboards, space for washing machine and tumble dryer, built in airing cupboard, cupboard housing gas boiler, radiator, side aspect window



STAIRCASE TO FIRST FLOOR

Radiator, further stairs leading to top floor

LIVING ROOM

With double doors leading onto outside decking and rear garden, radiator



FAMILY BATHROOM

Three piece suite comprising: panelled bath, W.C., pedestal wash hand basin, tiled walls and floor, chrome radiator



BEDROOM ONE

Rear aspect, radiator, door to:



ENSUITE SHOWER ROOM

Three piece suite comprising: shower cubicle, W.C., pedestal wash hand basin, tiled walls and floor, chrome towel radiator



BEDROOM TWO

Front aspect, radiator



BEDROOM THREE

Rear aspect, radiator



STAIRCASE LEADS TO SECOND FLOOR



BEDROOM FOUR

Rear Velux window with overhead lightwell and blind, radiator



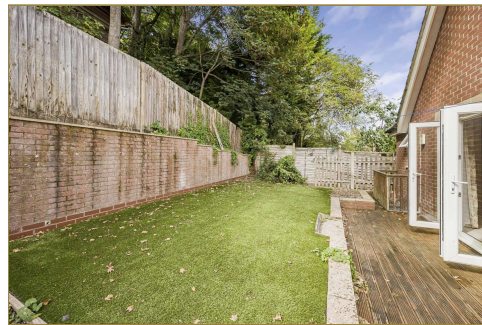
ENSUITE SHOWER ROOM

Three piece suite comprising: shower cubicle, W.C., pedestal wash hand basin, chrome towel radiator



REAR GARDEN

The rear garden can be accessed from the living room, it is a wide south-west facing garden enclosed by brick wall with useful side access to the front



OUTSIDE

There is a brick paved driveway providing off road parking with further side access gate



GARAGE

With up and over door, light and power

TENURE

Freehold

SCHOOL CATCHMENT

Caversham Primary School

Highdown School and Sixth Form Centre

COUNCIL TAX

Band F

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.

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/2901-3128-6651-2112-8141>

FLOOR PLAN

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

**Approximate Gross Internal Area 1609 sq ft - 150 sq m
(Excluding Garage)**

Ground Floor Area 621 sq ft – 58 sq m

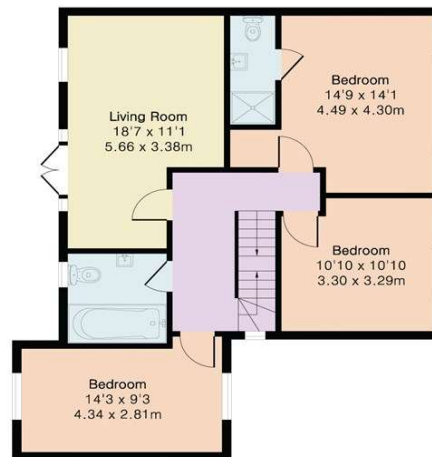
First Floor Area 786 sq ft – 73 sq m

Second Floor Area 202 sq ft – 19 sq m

Garage Area 157 sq ft – 15 sq m



Ground Floor



First Floor



Second Floor

LOCATION

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

