

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



ST STEPHENS CLOSE CAVERSHAM, RG4 8BX

£525,000

Set in a prime riverside position, this beautifully presented three-bedroom home enjoys stunning views over the River Thames while remaining just a convenient 15-minute walk from Reading train station, perfect for commuters and lifestyle buyers alike

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

This property is a short walk from local amenities including the public library, doctor's surgery, dental practice, Thameside Primary School and an excellent range of small restaurants, pubs, local shops and Waitrose supermarket. There are frequent bus services to Reading and beyond. Nearby, Christchurch Meadows and the Thames Towpath provide extensive opportunities for walking, cycling and sporting activities. There is easy access to Reading mainline station with journey times to London Paddington approx. 25 minutes and has been further complemented with the arrival of Crossrail that offers direct routes to the central areas of the City of London

ENTRANCE HALL

Light and open entrance hall with access to downstairs W.C.

**CLOAKROOM**

Newly refitted cloakroom with W.C. and wash hand basin

**KITCHEN**

15ft by 7.6ft separate kitchen to the front of the property with space for dishwasher, washing machine, dryer, and fridge freezer, along with a built in electric hob and oven



LIVING/DINING ROOM

23ft open living room, with bifold doors out to the garden



BEDROOM ONE

Master bedroom to the rear of the home with built in storage and views over the River Thames



BEDROOM TWO

Double bedroom to the front of the property with built in wardrobes



BEDROOM THREE

Third bedroom currently being used as an office space, with built in storage



BATHROOM

Newly refitted family bathroom



REAR GARDEN

Easy to maintain South facing rear garden with access and views out over the River Thames



GARAGE

Garage in block



DIRECTIONS

Leave Caversham centre via Gosbrook Road, turn right into Wolsey Road, turn right into The Willows bearing first left where St Stephens Close will be found in front

TENURE

Freehold

SCHOOL CATCHMENT

Thameside 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 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/7498-5013-7283-2161-6964>

FLOOR PLAN

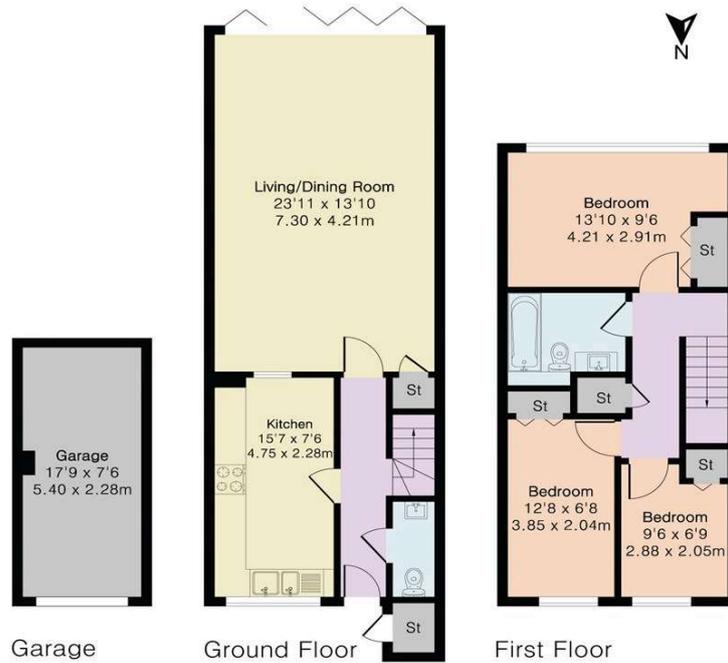
These floor plans are for guidance purposes only and are not to scale

**Approximate Gross Internal Area 1130 sq ft - 105 sq m
(Including Garage)**

Ground Floor Area 562 sq ft – 52 sq m

First Floor Area 436 sq ft – 41 sq m

Garage Area 132 sq ft – 12 sq m



LOCATION

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

