

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



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

£635,000

*****SOLD PRIOR TO MARKETING ***** A fine 1930's bay fronted semi-detached occupying an established secluded plot backing onto Balmore Park with garage and parking. Extended to provide larger kitchen/breakfast room whilst conveniently positioned within 400 metres of Caversham centre and approximately half a mile from Reading station

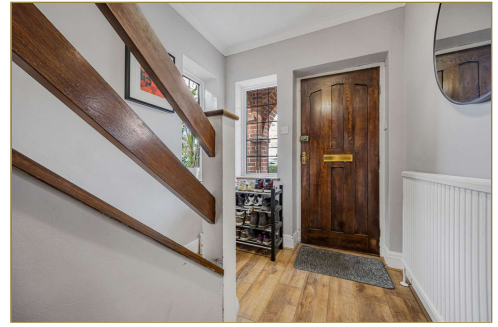
No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
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E info@farmeranddyer.com

ENTRANCE

Arched entrance porch with quarry tiled step and front door to

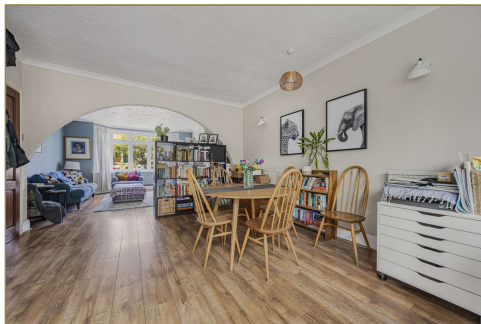
RECEPTION HALL

With radiator, dual aspect double glazed leadlight windows, staircase to first floor, oak style flooring, understairs storage cupboard and door to

**LARGE LIVING/DINING ROOM**

Long wide room naturally segregated by central arch

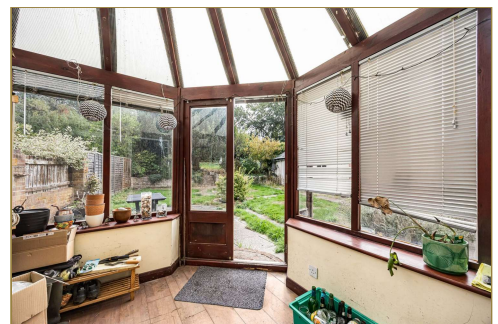
LIVING AREA with front aspect feature double glazed bay window, two radiators, raised fireplace with hearth surround and mantel over and display plinths, oak style flooring



DINING AREA with rear aspect sliding doors to conservatory, two radiators, two wall light points, oak style flooring

**CONSERVATORY**

Rear addition, brick based construction with double glazed windows, light and power. French doors to garden



KITCHEN/BREAKFAST ROOM

Well fitted comprising single drainer stainless steel sink unit with mixer tap and cupboards under, further range of both floor standing and wall mounted eye level units with laminated work surfaces and tiled surrounds, inset four ring gas hob with extractor hood above and oven below, plumbing for washing machine and dishwasher. Further appliance space for a fridge/freezer, rear aspect double glazed window, radiator

**REAR LOBBY**

With storage and double glazed kitchen side door

CLOAKROOM

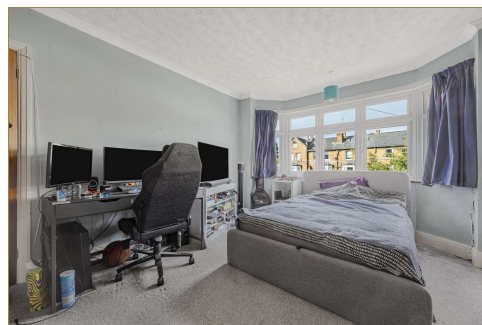
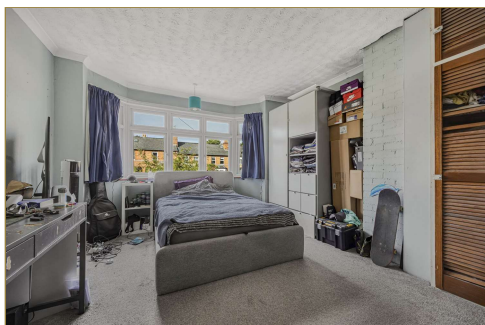
With W.C., wash hand basin, radiator and front aspect obscure double glazed window

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

With side aspect double glazed window and access to loft space above

BEDROOM ONE

With front aspect feature double glazed bay window, built in wardrobes, radiator



BEDROOM TWO

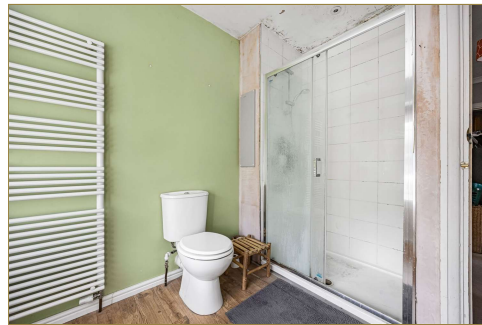
With rear aspect double glazed window, radiator, range of fitted wardrobes with cupboard space above

**BEDROOM THREE**

With front aspect double glazed window, radiator

**BATHROOM**

Four piece suite comprising bath, wash hand basin, W.C., separate fully tiled shower, heated towel rail, rear aspect obscure double glazed window

**REAR GARDEN**

At the rear are extensive split level gardens predominately laid to lawn with various shrubs, hedged and mature trees bordering together with timber fencing. Side access to garage, patio area adjacent to the property, side access front to rear via wooden gate



The upper levels of the garden are laid to lawn with mature hedging to the rear backing directly onto Balmore Park. In all the gardens extend approximately 150ft. enjoying excellent seclusion



OUTSIDE

The front of the property is entered via a tarmac driveway providing parking for a number of vehicles, with a mixture of picket fenced and mature hedged enclosures. The drive extends along the side of the property providing further hardstanding and parking, leading to



DETACHED ONE AND A HALF LENGTH GARAGE

With up and over door, power and light



DIRECTIONS

From the offices of Farmer and Dyer proceed south along Prospect Street at the mini roundabout turn right into Church Street then turn right into Hemdean Road where the property can be found on the right hand side

TENURE

Freehold

SCHOOL CATCHMENT

Caversham 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 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/9636-8721-5600-0067-6226>

FLOOR PLAN

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

