

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



HEMDEAN ROAD, CAVERSHAM READING, RG4 7SU Price Guide £550,000

A well positioned Victorian three bedroom semi detached in need of updating. The property offers excellent scope to improve and includes, living room, dining room, large kitchen, upstairs bathroom and west facing rear garden. Only a 4 minute walk to Caversham centre & a 20 minute walk to Reading mainline station. No onward chain

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, doctors' 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

Stairs to first floor, radiator, cupboard housing fusebox, understairs cupboard

LIVING ROOM

Front aspect bay with sash windows, radiator, original cornicing



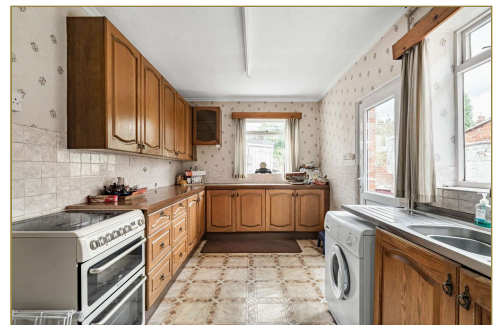
DINING ROOM

Rear aspect and side aspect windows, radiator and fitted cupboards, through to



KITCHEN

Rear and side aspect windows, fitted with worktops and cupboards, appliance space, wall mounted gas boiler, radiator and half glazed door to outside



STAIRCASE FROM ENTRANCE HALL TO FIRST FLOOR LANDING

Hatch to loft space, radiator

BEDROOM ONE

Twin front aspect windows and radiator



BEDROOM TWO

Rear aspect window, radiator and cupboard housing hot water cylinder with shelving



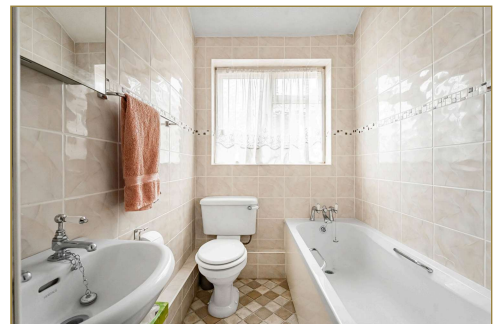
BEDROOM THREE

Rear aspect window and radiator



BATHROOM

Three piece suite comprising panelled bath. W.C., pedestal wash hand basin and side aspect window



REAR GARDEN

To the rear as an approximate 70ft. garden mainly laid to lawn with hardstanding to the rear, enclosed by brick walls with useful rear access gate, outbuilding and side gate

**TENURE**

Freehold

SCHOOL CATCHMENT

Thameside Primary School
Highdown School and Sixth Form Centre

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 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

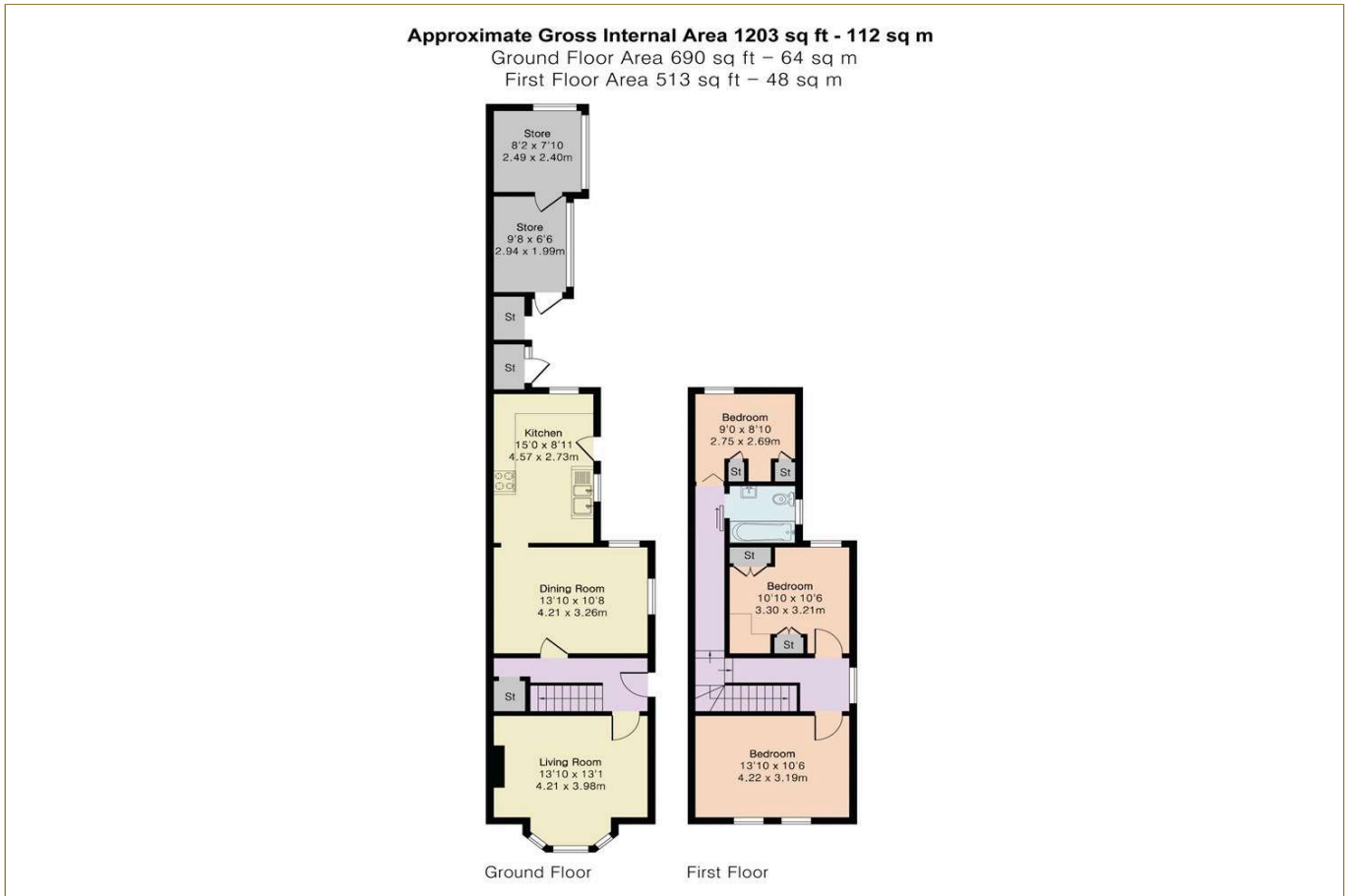
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

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/0636-4126-3600-0574-3202>

FLOOR PLAN

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

