

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### **KNOWLE CLOSE, CAVERSHAM HEIGHTS READING, RG4 7LH**

**£725,000**

A particularly spacious and highly sought after detached three bedroom family bungalow with additional annexe facilities and conservatory, set in a wide, level and secluded plot requiring some modernisation. Peacefully situated in a favoured cul-de-sac on the fringes of Mapledurham playing fields. No onward chain

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**SITUATION**

Caversham is situated just north of the River Thames, offering a wide range of shops, bars and restaurants, together with excellent schooling. Reading Station servicing London (Paddington 25 minutes) is within half a mile of Caversham Bridge and has been further complemented with the arrival of Crossrail. Emmer Green & Caversham Heights border the South Oxfordshire countryside, with a choice of golf courses and the additional Mapledurham Gym & Rivermead Sports Complex on Caversham borders

**ENTRANCE**

Front door to

**RECEPTION HALL**

With radiator, access to loft space, fitted cloaks cupboard and airing cupboard housing hot water tank with slatted shelving

**BEDROOM ONE**

With front aspect feature double glazed bay window, range of built in matching fitted wardrobes, radiator, double doors to

**EN SUITE SHOWER ROOM**

Comprising tiled shower, wash hand basin, W.C., bidet, radiator, toiletry cupboard, tiled surrounds and side aspect obscure double glazed window



**BEDROOM TWO**

With dual aspect double glazed windows, radiator and triple built in wardrobe



**BEDROOM THREE**

With side aspect double glazed window, radiator and built in double wardrobe



**BATHROOM**

With panelled bath, wash hand basin with cupboard below, W.C., with fully tiled walls, heated towel rail and rear aspect obscure double glazed window



**SEPARATE W.C.**

With wash hand basin and rear aspect obscure double glazed window

**DINING ROOM**

With front aspect double glazed bay front window, radiator, through to



### MAIN LIVING ROOM

Dual aspect with front double glazed window, two radiators, rear double glazed patio doors to conservatory, central brick fire place with hearth surround and mantel over with display plinths and coal effect real flame fire, oak style flooring



### KITCHEN

Fitted comprising single drainer one and a half bowl sink unit with cupboards under, further base and eye level units with roll edged work surfaces and tiled surrounds, electric cooker point, integrated fridge and freezer, matching dresser style unit, radiator, rear aspect double glazed window and matching double glazed kitchen door to conservatory, overhead double glazed Velux window



### CONSERVATORY/GARDEN ROOM

Useful and spacious addition providing a variety of use with room for large dining room table and various seating arrangements with brick base construction, double glazed windows and twin matching double glazed French doors to garden with further side door



### ANNEXE

This area provides a variety of use for either annexe facilities, extra living accommodation, bedroom, home office etc.

AREA ONE dual aspect with front aspect double glazed window and rear double glazed door to garden and internal access to garage, through to



AREA TWO dual aspect with side double glazed patio doors to garden and side double glazed window with sink and utility area, radiator and



### **CLOAKROOM**

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

### **GARDEN**

To the rear of the property is an enclosed wide secluded garden with mature hedging and fenced enclosures, there are also further rear side gardens adjacent to annexe with timber and trellis fencing and mature hedge enclosures, gateway access



### **OUTSIDE**

The front of the property is entered via a pea shingled driveway leading to

### **ATTACHED GARAGE**

With up and over door, power and light



### **PARKING**

Off road parking for a number of vehicles

### **FRONT GARDEN**

With large level front garden area with timber fenced and mature hedged enclosures

### **DIRECTIONS**

From central Caversham proceed south along Prospect Street at the mini roundabout turn right into Church Street at the traffic lights turn right into Church Road continuing up St Peters Hill onto the Woodcote Road turn left into Knowle Close

### **TENURE**

Freehold

### **APPROXIMATE SQUARE FOOTAGE**

1,920 sq ft. This is an approximate measurement taken from the EPC which measures the heated habitable space

### **SCHOOL CATCHMENT**

Caversham Primary School  
The Heights 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 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**

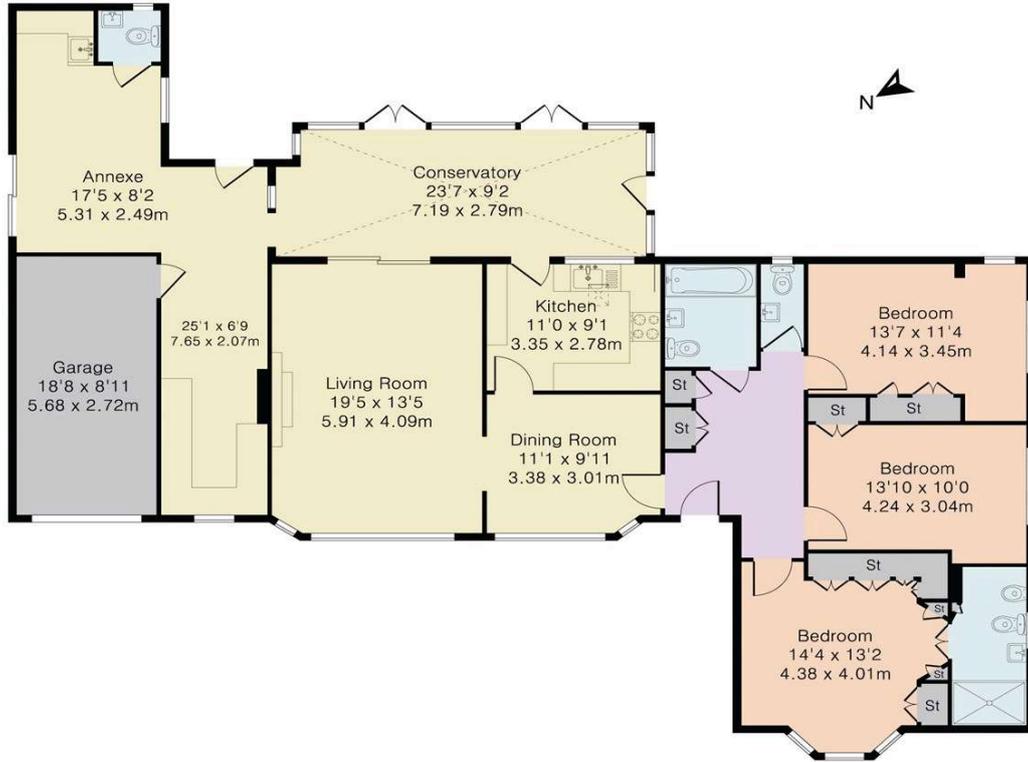
Energy Rating D

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/6600-5955-0722-5395-3443>

### FLOOR PLAN

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

Approximate Gross Internal Area 1920 sq ft – 178 sq m



### LOCATION

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

