

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**HAWTHORNE ROAD, CAVERSHAM
READING, RG4 6LY**

£815,000

Finished to an exceptional standard, this beautifully crafted brand new four bedroom semi-detached home offers superb family accommodation arranged over three floors. Featuring a stunning open-plan kitchen/living/dining room, separate reception room and underfloor heating throughout the ground floor. With two en-suites this impressive home is perfectly suited to modern family living

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SITUATION

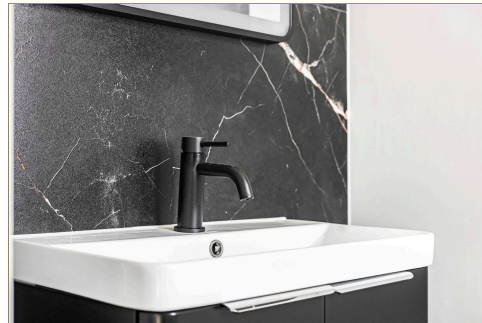
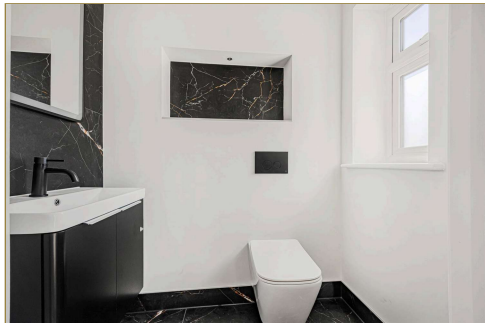
Caversham lies just north of the River Thames - close to Reading town centre, yet with a distinct village-like feel. It offers picturesque riverside views, scenic towpaths, and charming walks, alongside a wide range of shops, bars, and restaurants. The area is further enhanced by excellent health and 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

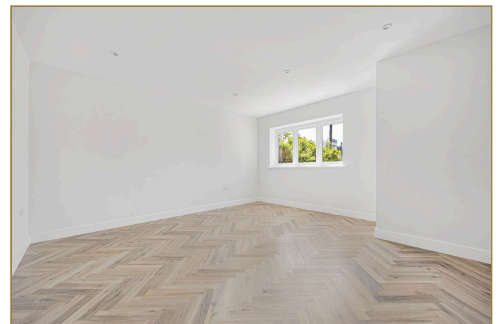
Stunning entrance with herringbone flooring with wooden slatted panelling with large circular mirror and complimentary lighting, understairs cupboards, airing/utility cupboard

**CLOAKROOM**

Two piece suite comprising: fitted W.C. and wash hand basin, large mirror, front aspect

**LIVING ROOM**

Front aspect, 15ft room with herringbone flooring



OPEN PLAN KITCHEN/DINING/FAMILY ROOM

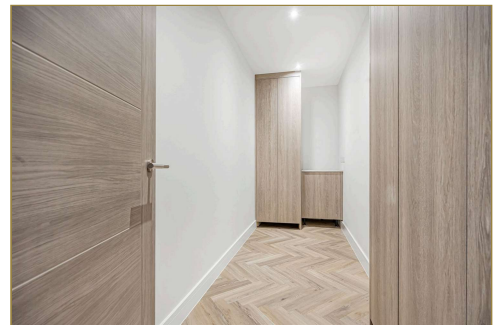
Excellent open plan family/entertaining room, 26ft in length with herringbone flooring and full width sliding bi-fold doors leading onto the garden, feature slatted wall panelling with floating storage cupboards, large overhead lantern window



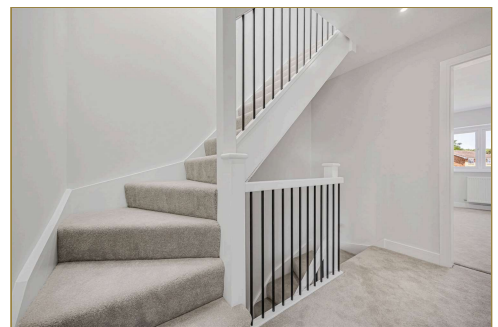
KITCHEN AREA: superbly fitted with central island unit with sink unit and breakfast bar, fitted electric hob, full height storage units with fitted double oven, integrated dishwasher

**UTILITY ROOM**

Useful room with herringbone flooring, tall cupboard offering space and plumbing for washing machine and tumble dryer, further worktop with cupboard under

**STAIRCASE TO FIRST FLOOR LANDING**

With further staircase to top floor



BEDROOM ONE

Front aspect, radiator



Door to

ENSUITE SHOWER ROOM

Three piece suite comprising: shower cubical, W.C., fitted wash hand basin with cupboards under, tiled walls and floor, front aspect



BEDROOM TWO

Rear aspect, radiator



BEDROOM THREE

Rear aspect, radiator



FAMILY BATHROOM

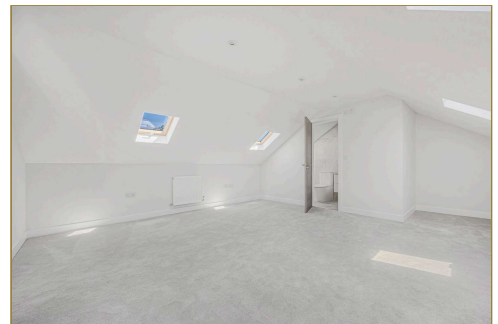
Four piece suite comprising: bath, double width walk in shower, W.C., fitted wash hand basin, chrome towel radiator

**STAIRCASE TO SECOND FLOOR LANDING**

Amenity space for small desk

BEDROOM FOUR

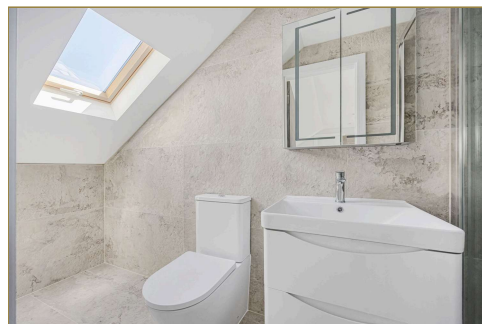
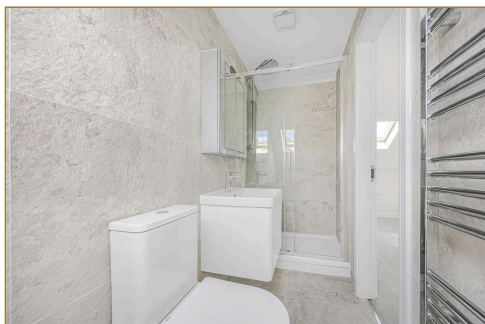
Large 18ft room with four Velux style windows, radiator



Door to

ENSUITE SHOWER ROOM

Three piece suite comprising: large walk in shower cubical, W.C., fitted wash hand basin, tiled walls and flooring, chrome towel radiator



REAR GARDEN

At the rear is a good sized lawned garden approaching 60ft in length with a large full width patio, outside tap

**OUTSIDE**

To the front of the property is a quality highly durable resin driveway providing ample parking along with an electric vehicle charging point and side access gate to rear garden

**DIRECTIONS**

Leave Caversham centre via Henley Road, after approximately 1 mile turn left into Micklands Road and right into Hawthorne Road

TENURE

Freehold

SCHOOL CATCHMENT

Micklands 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 B

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/7836-8833-4100-0468-1202>

FLOOR PLAN

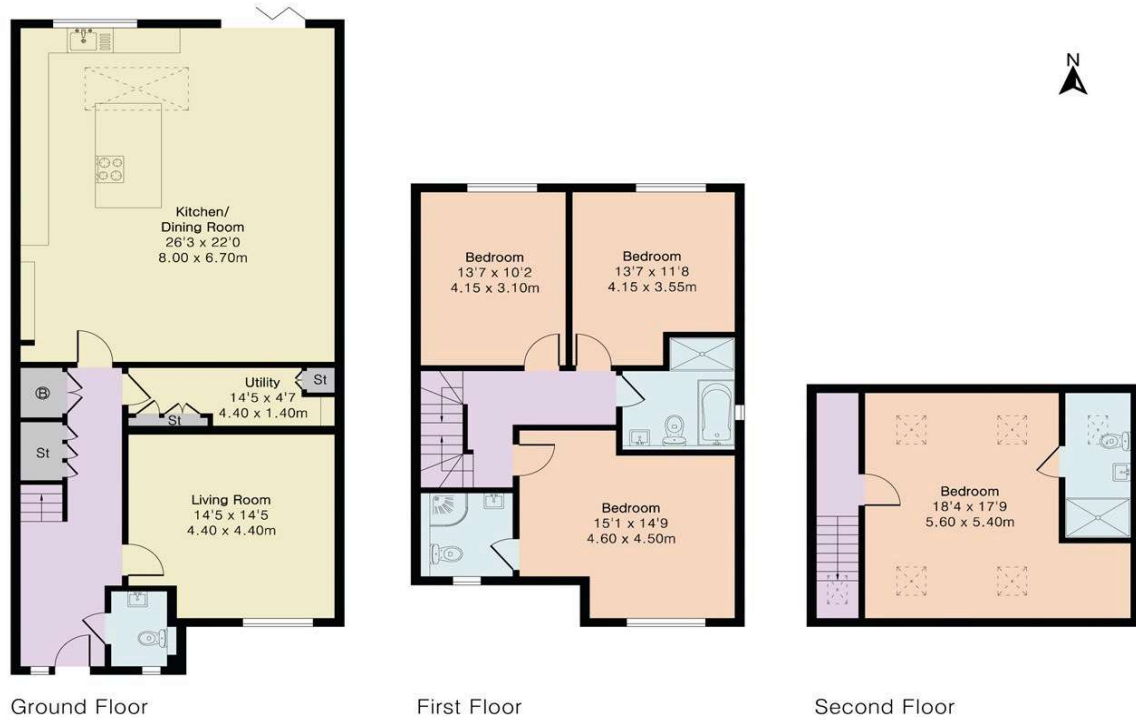
These floor plans are for guidance purposes only and are not to scale

Approximate Gross Internal Area 2146 sq ft - 200 sq m

Ground Floor Area 1060 sq ft – 99 sq m

First Floor Area 697 sq ft – 65 sq m

Second Floor Area 389 sq ft – 36 sq m



LOCATION

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

