

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**LOWER HENLEY ROAD, CAVERSHAM
READING, RG4 5LD**

£435,000

A refurbished three bedroom semi-detached home with upstairs bathroom and downstairs cloakroom, extended to provide a larger kitchen/dining room. Occupying a huge corner position providing scope to extend or develop, subject to planning consent. No chain. Within one mile of Reading station and Caversham centre

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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

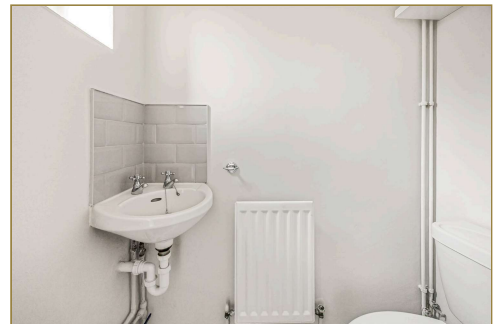
Covered entrance porch, step and front door to

RECEPTION HALL

With front aspect obscure double glazed window, radiator, staircase to first floor and understair storage cupboard with meters. uPVC double glazed door to rear garden

**CLOAKROOM**

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

**LIVING ROOM**

With twin front aspect windows including square bay, radiator, oak style flooring



EXTENDED KITCHEN/DINING ROOM

Fitted comprising single drainer stainless steel sink unit with mixer tap with drawers and cupboards under, further range of both floor standing and wall mounted eye level units with laminated work surfaces, contrasting tiled surrounds, inset four ring electric hob with extractor hood above and oven below, plumbing for washing machine and dishwasher. Breakfast and dining area with work surface and breakfast bar, tiled floor, radiator, space for fridge/freezer and rear aspect double glazed French doors to garden. Boiler cupboard housing gas boiler and further built in cupboard with shelving

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

With access to loft space above

BEDROOM ONE

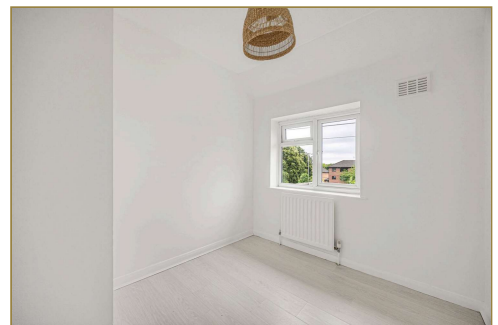
With front aspect double glazed window, radiator, built in wardrobe

**BEDROOM TWO**

With rear aspect double glazed window, radiator

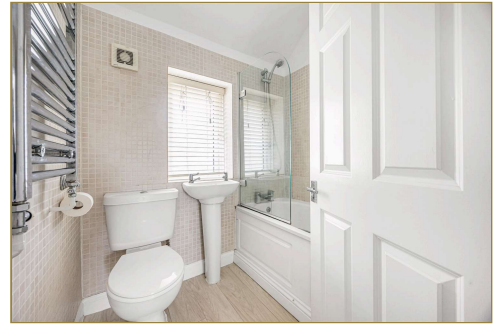
**BEDROOM THREE**

With front aspect window, radiator

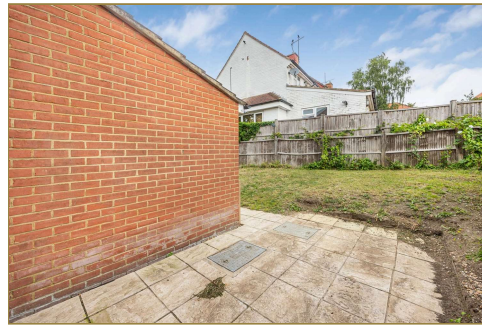


BATHROOM

White suite comprising twin grip panelled bath with independent shower unit and glass deflector, wash hand basin, W.C., with tiled walls, rear aspect obscure double glazed window and heated towel rail

**REAR GARDEN**

At the rear of the property is a small enclosed garden with paved patio area and lawn with timber fenced enclosures, access front to rear via wooden gate and water tap

**OUTSIDE**

The property enjoys a corner position with large garden area to the side providing scope for extension or possible development subject to planning. With block paved driveway, picket fenced enclosures with mature bordering trees. There is parking for a number of vehicles. Separate picket gateway, steps and pathway to front door



DIRECTIONS

From central Caversham proceed north up Prospect Street at the traffic lights fork right onto Henley Road, turning right into Donkin Hill and bear left at the end into the Lower Henley Road slip road

TENURE

Freehold

SCHOOL CATCHMENT

Thameside Primary School

Highdown School and Sixth Form Centre

COUNCIL TAX

Band C

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/0018-0901-7290-4293-6944>

FLOOR PLAN

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

Approximate Gross Internal Area 822 sq ft - 76 sq m

Ground Floor Area 451 sq ft – 42 sq m

First Floor Area 371 sq ft – 34 sq m



Ground Floor



First Floor

LOCATION

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

