FARMER & DYER

RESIDENTIAL SALES & LETTINGS







RAGLEY MEWS, CAVERSHAM
READING, RG4 6SG

£450,000

A beautifully presented and appointed three bedroom semi detached family home within a peaceful cul-de-sac just steps from Caversham Park Primary School with additional brick built conservatory and delightful front and rear gardens

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
T 0118 946 1800 **W** www.farmeranddyer.com
E info@farmeranddyer.com

SITUATION

Ideally located close to Clayfield Copse Nature Reserve which includes open meadows and native woodland ideal for country walks and bike rides. Beyond are the local playing fields, tennis courts and Blackhouse Woods that lead in to the south Oxfordshire countryside. There are a choice of golf courses and the additional Mapledurham health & fitness club. Half a mile away is the Emmer Green shopping precinct including local stores, restaurants, two pubs and a post office. Caversham centre is less than 2 miles away.

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

uPVC front door to enclosed entrance lobby with door to

LIVING/DINING ROOM

Dual aspect with front double glazed window, radiator and neat T.V. insert incorporating electric visual fire, understairs storage cupboard and internal access to garage

DINING AREA with room for table and chairs, vertical radiator and rear aspect double glazed French doors and separate double glazed door to





CONSERVATORY

Useful well constructed brick built addition with double glazed windows and double glazed French doors to garden with power



FITTED KITCHEN

Comprising single drainer non scratch sink unit with mixer tap and cupboard under, further extensive range of both floor standing and wall mounted eye level units with laminated roll edged work surfaces and contrasting tiled surrounds with inset induction hob with extraction hood above and split level double oven. Further integrated dishwasher, fridge and washing machine and water softener with twin rear aspect double glazed windows. Neatly enclosed gas boiler, vertical radiator



DOOR AND STAIRCASE ACCESS FROM LIVING/DINING ROOM TO FIRST FLOOR LANDING
Access to loft space above and built in linen cupboard



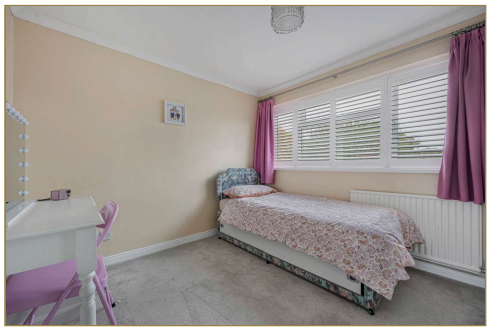
BEDROOM ONE
With front aspect double glazed window with internal shutters, radiator, built in double wardrobe



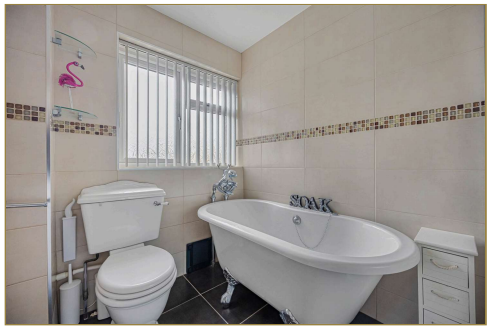
BEDROOM TWO
With front aspect double glazed window with internal shutters, radiator



BEDROOM THREE
With rear aspect double glazed window with internal shutters, radiator, built in double wardrobe



BATHROOM
Four piece suite comprising roll topped bath, wash hand basin with cupboard space below, W.C. and separate fully tiled shower cubicle with contrasting fully tiled walls and floor, heated towel rail, rear aspect obscure double glazed window





There is also a

SEPARATE ADDIONAL W.C.
With fully tiled walls and floor, rear aspect obscure double glazed window

REAR GARDEN
At the rear of the property is a delightful low maintenance garden mainly paved with Astro Turf lawn with sleeper enclosed beds well stocked. Timber storage shed and timber fenced enclosures, enjoying excellent seclusion with an easterly aspect, side access front to rear via wooden gate. Outside water tap




OUTSIDE
The front of the property is entered via block paved driveway providing parking for two to three vehicles and leading to




INTEGRAL GARAGE
With up and over door, power and light

FRONT GARDEN
With outside store cupboard and a mixture of timber fenced and hedged enclosures

DIRECTIONS
From central Caversham proceed north up Prospect Street, at traffic lights fork left into Peppard Road continue through Emmer Green past the shops on the right hand side and turning right into Kiln Road and immediately right into Caversham Park Road. Turn right into Queensway and left into Ragley Mews

TENURE
Freehold

SCHOOL CATCHMENT
Caversham Park 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 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/3835-0329-8509-0436-6206

FLOOR PLAN

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

Approximate Gross Internal Area 1298 sq ft - 121 sq m
(Including Garage)
Ground Floor Area 761 sq ft – 71 sq m
First Floor Area 537 sq ft – 50 sq m



LOCATION

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

