

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



ST JOHNS ROAD, CAVERSHAM READING, RG4 5AN

£405,000

A delightful bay-fronted Victorian end-of-terrace, beautifully presented in excellent decorative order throughout. The property offers a spacious living and dining room, fitted kitchen, well-proportioned bedrooms with high ceilings, and a generous shower room. Outside, there is a well-maintained, secluded west-facing garden. Conveniently positioned within a mile of Reading railway station

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

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.

An elegant bay-fronted Victorian end-of-terrace residence, beautifully presented and finished to an exceptional decorative standard throughout. This charming home effortlessly blends period character with refined modern living, featuring a generous dual-aspect living and dining room with high ceilings and an abundance of natural light, alongside a stylishly fitted kitchen designed for both practicality and entertaining. Upstairs, two well-proportioned bedrooms enjoy impressive ceiling heights, complemented by a spacious and thoughtfully appointed shower room. The property is further enhanced by a beautifully maintained and secluded west-facing garden extending to approximately 60ft \hat{c} a private oasis ideal for outdoor dining and summer evenings. Perfectly positioned within a mile of both Caversham centre and Reading railway station, this delightful home offers the rare combination of timeless Victorian character, contemporary presentation, and exceptional convenience.

ENTRANCE

Covered entrance porch and step, front door to



LIVING ROOM

With front aspect feature double glazed bay window, central open fireplace with brick surround, mantel over and fitted recess cupboard space and shelving



Staircase to first floor and understairs alcove with obscure double glazed window, two radiators, archway through to



DINING ROOM

Linked to living room with rear aspect double glazed French doors to garden, radiator recess chimney space and corner cupboard housing meters



KITCHEN

Comprising single drainer one and a half bowl stainless steel sink unit with mixer tap and cupboard under, further range of both floor standing and wall mounted eye level units with roll edged work surfaces and contrasting tiled surrounds. Inset four ring induction hob with extractor hood above and integrated oven below, plumbing for washing machine and integrated dishwasher, further appliance space for fridge/freezer. Dual aspect with double glazed windows and concealed lighting

**STAIRCASE FROM LIVING ROOM TO FIRST FLOOR LANDING**

With side aspect obscure double glazed window, access to loft space

BEDROOM ONE

With front aspect double glazed window, radiator, high ceiling and twin fitted recessed wardrobes with cupboard space above, boiler cupboard housing gas boiler with front aspect obscure double glazed window



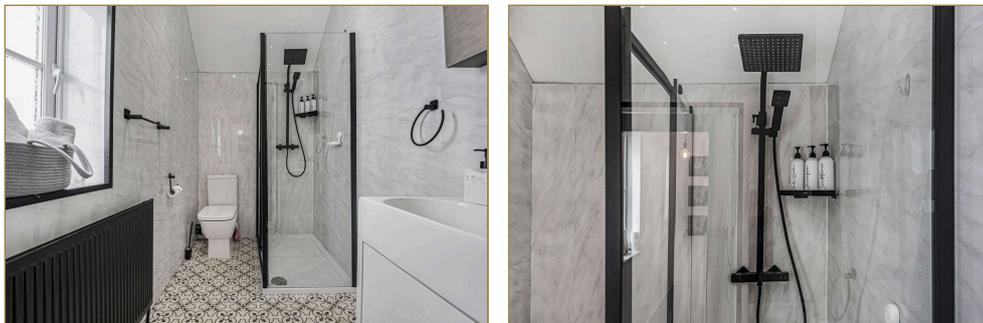
BEDROOM TWO

With rear aspect double glazed window, recessed fitted double wardrobe, radiator, high ceiling



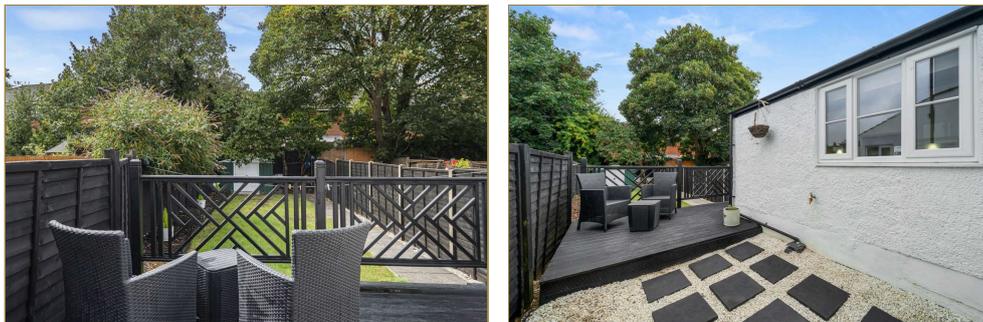
BATHROOM (SHOWER ROOM)

Comprising double width shower, wash hand basin with cupboard space below, W.C. Fully waterproof panel surrounds, vinyl flooring, radiator, side aspect obscure double glazed window



REAR GARDEN

At the rear of the property is a delightful raised decking area adjacent to the patio and French doors from dining room



With steps leading to lower lawned gardens with full length paved pathway and large storage unit to the rear. Enclosed by 6ft panel fencing, extending approx. 60ft with secluded westerly aspect



Side aspect via shared driveway and wooden gate, outside lighting



OUTSIDE

The front of the property is entered via a timber gate with pathway leading to front door with pea shingled front garden with extra brick retained front wall and timber fenced enclosure



DIRECTIONS

From central Cavesham proceed south along Prospect Street, at the mini roundabout turn left into Gosbrook Road, continue through the traffic lights turning left into St Johns Road where the property can be found on the left hand side

TENURE

Freehold

SCHOOL CATCHMENT

Thameside Primary School
Highdown School and Sixth Form Centre

COUNCIL TAX

Band C

FREE MORTGAGE ADVICE

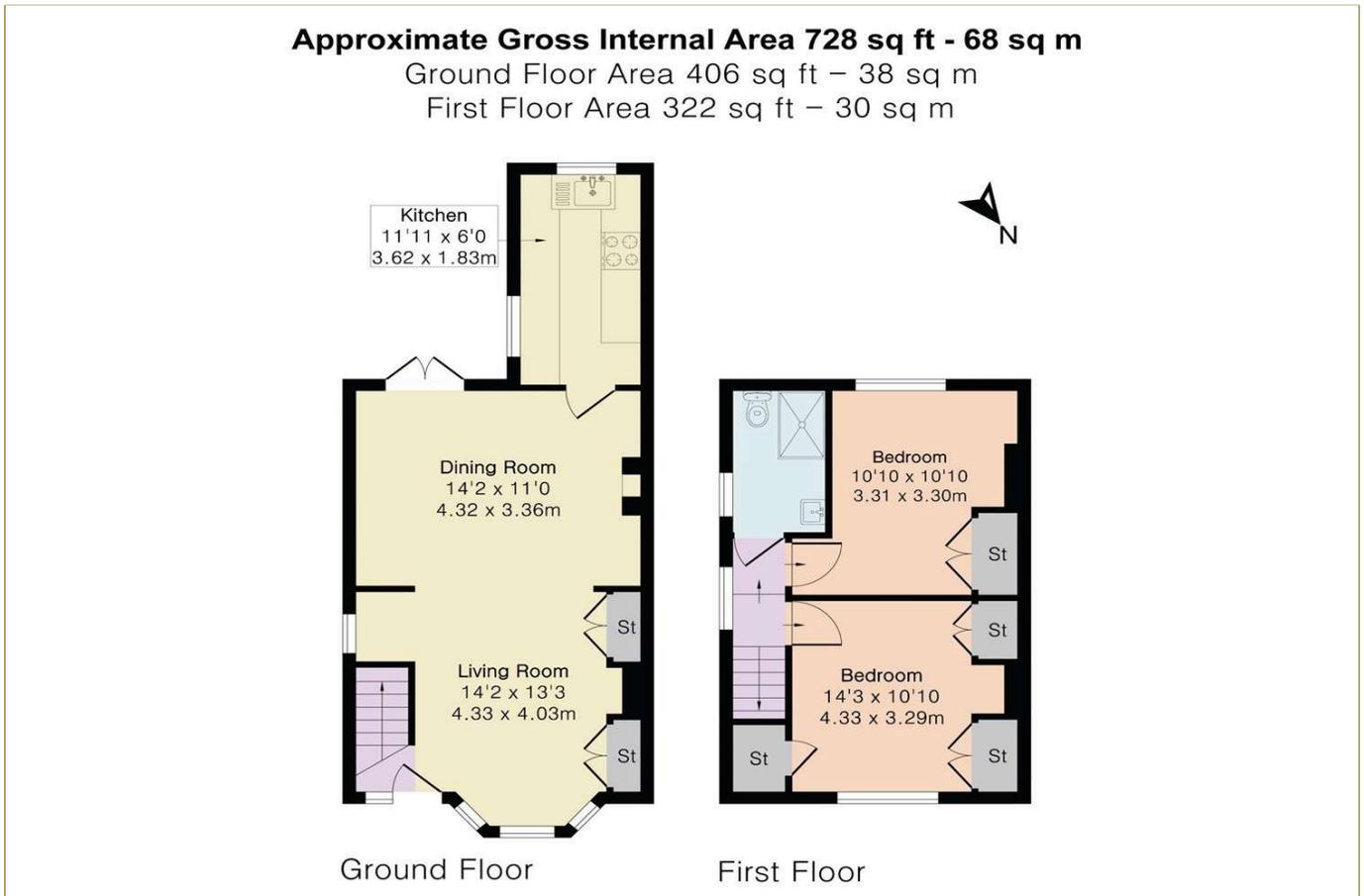
We are pleased to be able to offer the services of an Independent Mortgage Adviser who can access a variety of mortgage rates from leading Banks and Building Societies. For a free, no obligation discussion or quote, please contact Stuart Milton, our mortgage adviser, on 0118 9461800

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/6500-7202-0422-1072-3793>

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

