

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**IBSTONE AVENUE, CAVERSHAM
READING, RG4 6PJ**

£435,000

A well presented three bedroom semi detached home benefiting from a second reception room, ideal as a home office or tv/playroom. Located in a cul-de-sac location with an enviable south-west secluded outlook to the rear. Includes 27ft extended living/dining room with modern kitchen and bathroom. Parking for three vehicles. No onward chain

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB

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SITUATION

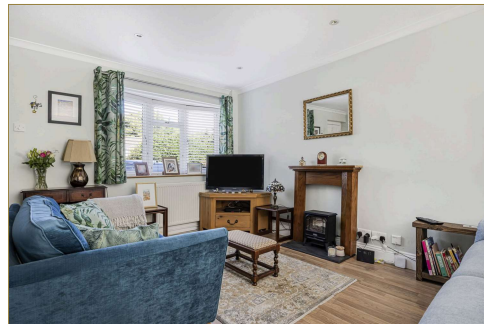
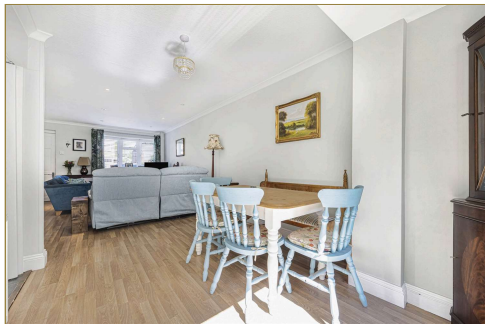
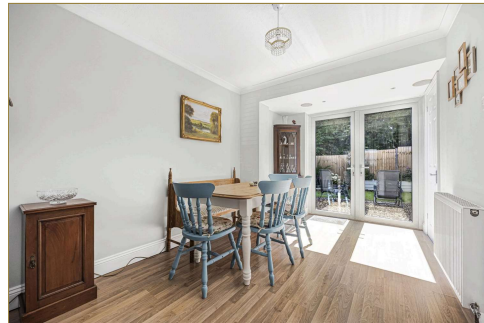
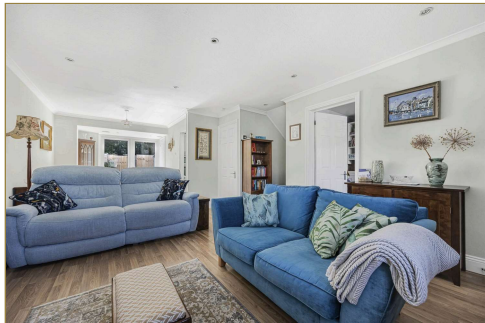
Caversham lies just north of the River Thames - close to Reading town centre, yet with a distinct village-like feel. It offers picturesque riverside views, scenic towpaths, and charming walks, alongside a wide range of shops, bars, and restaurants. The area is further enhanced by excellent health and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

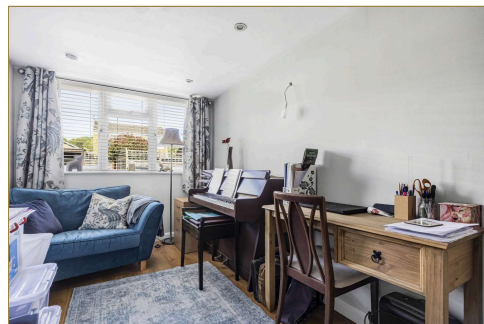
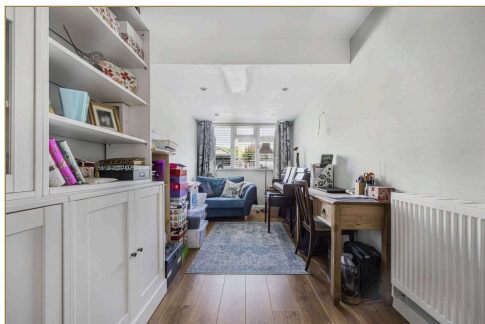
With tiled floor, fusebox and front aspect

LIVING/DINING ROOM

This room benefits from a small rear extension - front aspect, laminate flooring, two radiators, understairs cupboard, further large storage cupboard, stairs to first floor, double doors to rear garden

**HOME OFFICE/TV/PLAYROOM**

Front aspect, radiator



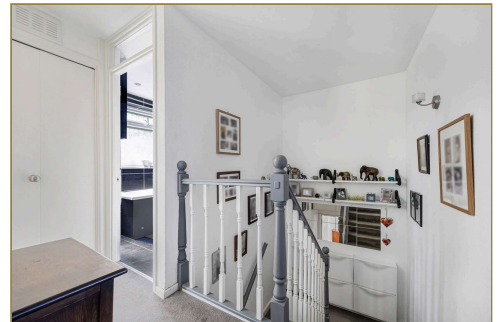
KITCHEN

Modern kitchen fitted with worktops including one and half bowl enamel sink unit, integrated electric hob, range of cupboards and drawers, built in Neff double oven, plumbing for dishwasher and washing machine, radiator, space for tall fridge freezer, tiled floor, rear aspect



STAIRCASE LEADS TO FIRST FLOOR LANDING

Hatch to loft space, built in airing cupboard with radiator and shelving



BEDROOM ONE

Front aspect, radiator, wardrobe area



BEDROOM TWO

Front aspect, radiator



BEDROOM THREE

Rear aspect, radiator



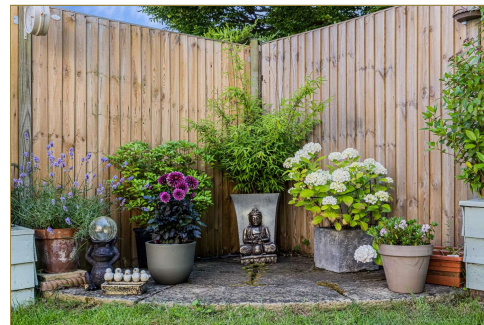
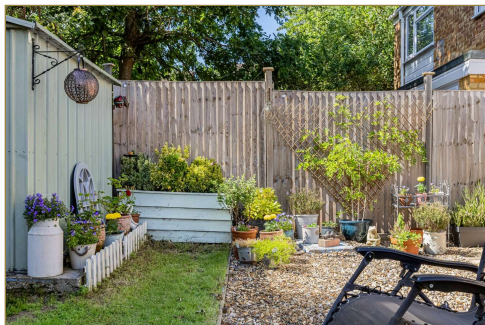
BATHROOM

Three piece suite comprising: panel bath with shower screen, W.C., pedestal wash hand basin, tiled walls and floor, chrome towel radiator, rear aspect, spotlights



TO THE REAR

There is a well maintained south-west facing rear garden, part lawned and part shingle area including a useful storage shed and water tap. The rear garden is well secluded and over looks a small green to the rear



TO THE FRONT

There is parking for three vehicles and a side gate providing access to the rear garden



DIRECTIONS

From central Caversham proceed north up Prospect Street, at the traffic lights fork right into Henley Road, proceed for about one and a half miles and at the traffic lights turn left into Caversham Park Road, left into Lowfield Road, turn right into Galsworthy Drive and 2nd right into Ibstone Avenue

SCHOOL CATCHMENT

Micklands 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/0753-2859-6848-9191-5675>

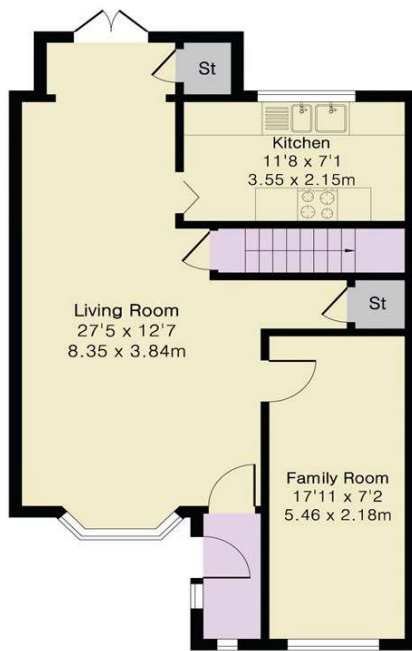
FLOOR PLAN

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

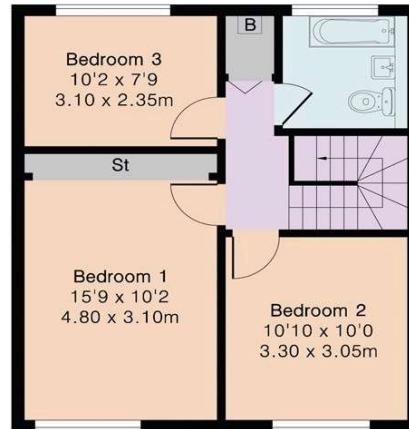
Approximate Gross Internal Area 1088 sq ft - 101 sq m

Ground Floor Area 606 sq ft – 56 sq m

First Floor Area 482 sq ft – 45 sq m



Ground Floor



First Floor

LOCATION

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

