

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### **QUEENS ROAD, CAVERSHAM READING, RG4 8DL**

**£375,000**

Three-bedroom Victorian home in fantastic condition, blending period charm with modern living. Features a stylish contemporary kitchen and updated bathroom, finished to a high standard throughout. Ideally located just 15 minutes walk to Reading Station and 12 minutes to Caversham centre

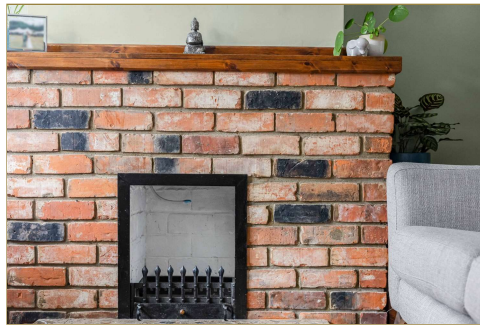
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**SITUATION**

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

**LIVING/DINING ROOM**

Bay fronted open plan living room with fireplace

**KITCHEN**

Modern refitted kitchen with built in fridge freezer, dishwasher, washing machine and double oven





**UTILITY ROOM**

14ft side utility room with sky light



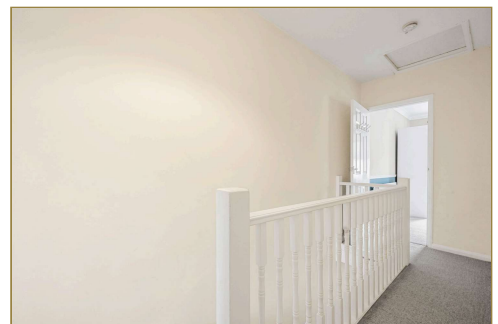
**BATHROOM**

Modern bathroom with shower over bath



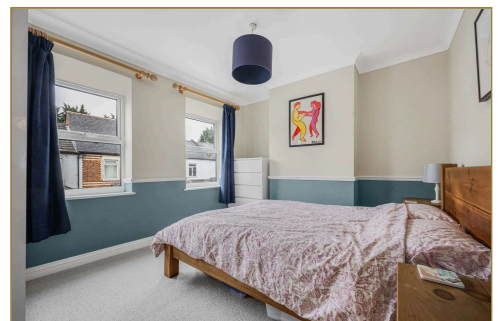
**STAIRCASE FROM LIVING/DINING ROOM TO FIRST FLOOR LANDING**

With access to loft space



**BEDROOM ONE**

12ft double bedroom to the front of the home



**BEDROOM TWO**

12ft double bedroom with chimney breast removed



**BEDROOM THREE**

Small double bedroom over looking the garden



**REAR GARDEN**

Well kept rear garden with lawn



**DIRECTIONS**

Leave Caversham centre via Gosbrook Road, turn right at the traffic lights into George Street, turn left into Kings Road, at the right bear right into Coldicutt Street and right again into Queens Road

**TENURE**

Freehold

**APPROXIMATE MONTHLY RENTAL**

£1,650

**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/0032-2852-7459-9705-6445>

**FLOOR PLAN**

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

