

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**HEMDEAN ROAD, CAVERSHAM
READING, RG4 7RA**

£475,000

A larger design three bedroom Victorian terrace benefiting from a 19ft loft conversion main bedroom. Includes two separate reception rooms, fitted kitchen with separate utility area, upstairs bathroom & enclosed rear garden. Totals 1200sqft with some original features, exposed floorboards & wood burner. Only a 10 minute walk to 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 HALL

Composite front door, feature archway, staircase to first floor, wooden floor

**LIVING ROOM**

Front aspect bay window, wood burning stove, built-in cupboards and shelving, wooden floor

**DINING ROOM**

Rear aspect window, feature fireplace with gas fire, built-in cupboards and shelving, wooden floor, understairs cupboard, doorway to kitchen



KITCHEN

Fitted to comprise: worktops with a range of cupboards and drawers. free standing gas cooker, space for slimline dishwasher, side aspect double glazed window, ceramic tiled flooring, doorway through to:

**UTILITY ROOM**

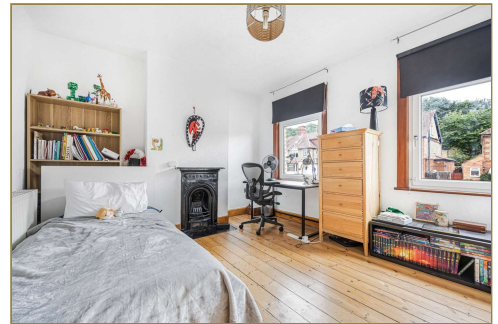
Side aspect double glazed window, French doors to garden, room for fridge/freezer, plumbing for washing machine, ceramic tiled floor

**STAIRCASE TO FIRST FLOOR LANDING**

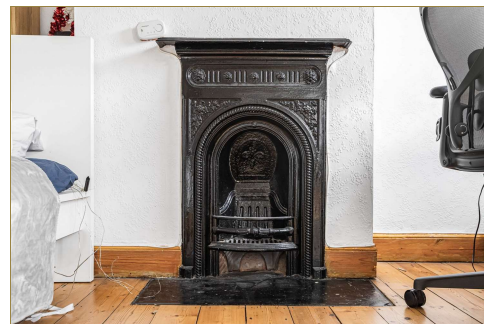
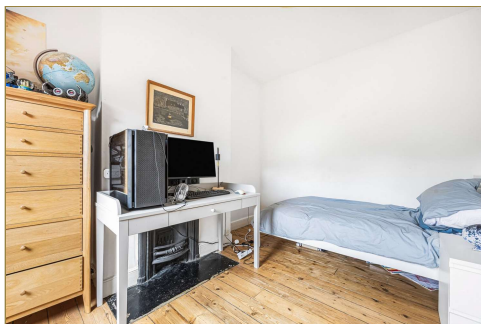
With access to bedrooms and further staircase to top floor

BEDROOM TWO

Twin front aspect double glazed windows, feature fireplace, double wardrobe

**BEDROOM THREE**

Rear aspect double glazed window, feature fireplace



BATHROOM

Rear aspect obscure double glazed window, panelled bath, separate shower cubicle, wash hand basin, W.C., vinyl floor



STAIRCASE TO SECOND FLOOR LOFT CONVERSION

With access to

BEDROOM ONE

Twin Velux windows and rear aspect double glazed window, eaves storage space



OUTSIDE

Decent sized garden, mainly lawned with patio area, includes garden shed and rear gate access



DIRECTIONS

From central Caversham proceed along Church Street, turn right into Hemdean Road where the property can be found on the left hand side - approximately a 10 minute walk to Caversham centre

SCHOOL CATCHMENT

Caversham Primary School

Highdown Secondary School

COUNCIL TAX

Band C

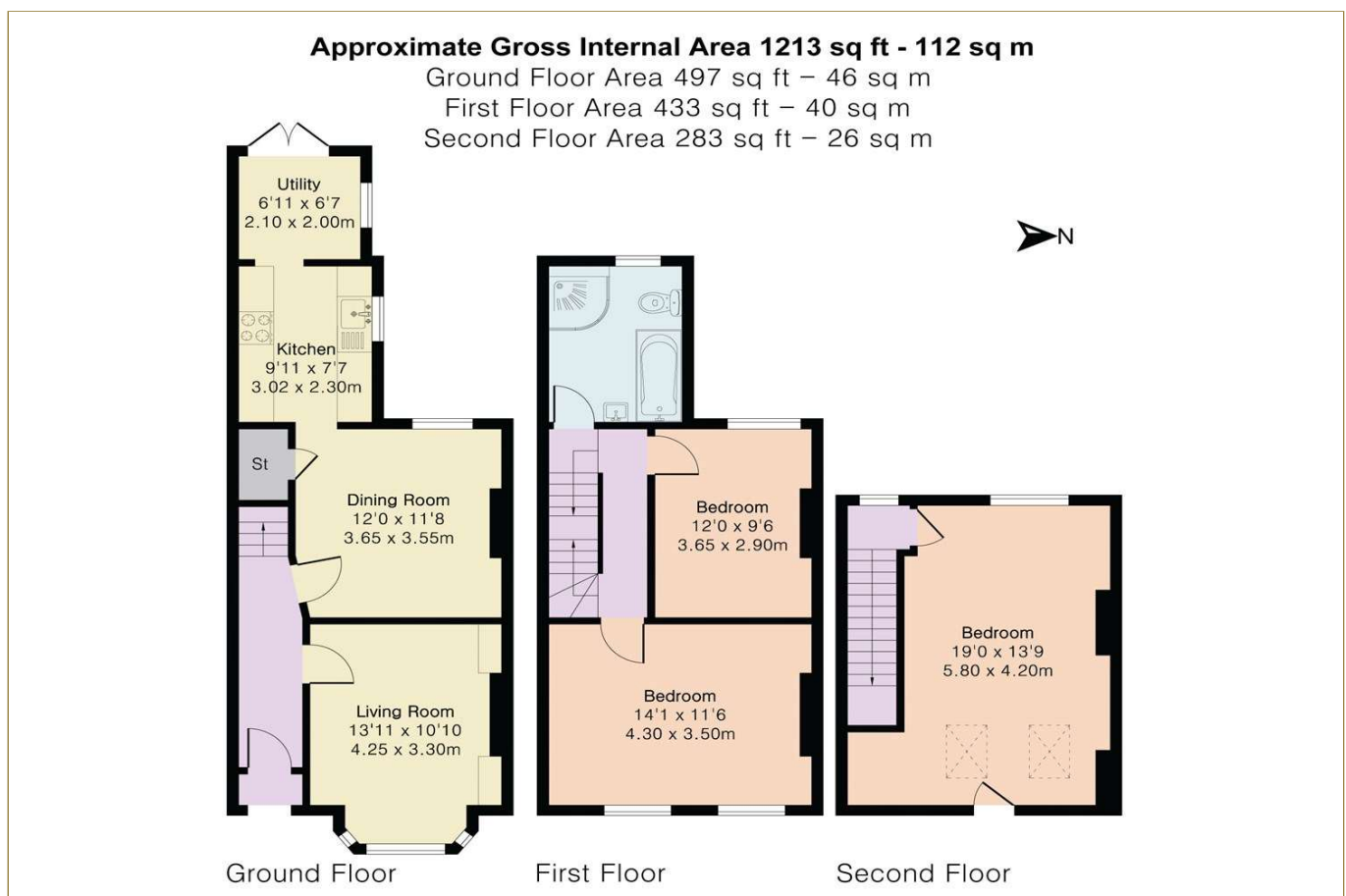
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

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/5509-0029-4300-0063-1222>

FLOORPLAN

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

