

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**CONISBORO AVENUE, CAVERSHAM HEIGHTS
READING, RG4 7JB**

Price Guide £1,000,000

Located along this excellent residential road is this larger style four double bedroom detached bungalow offering scope to extend and improve. The accommodation totalling approx. 2,100sq.ft. includes large entrance hall, 19ft living room, dining room, 19ft. kitchen/breakfast room, utility room, 16ft. garage. The total plot measures approx. 0.5 acre. No onward chain

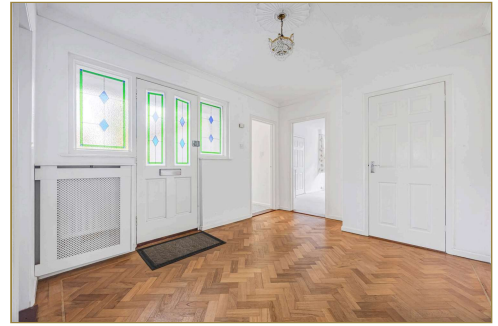
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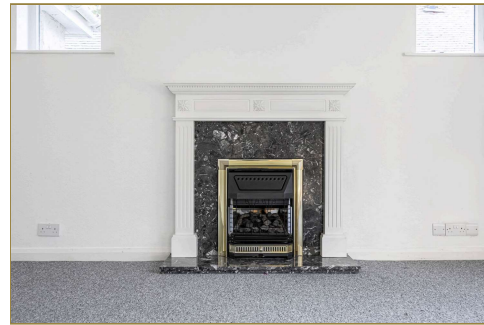
HALLWAY

With wooden Parquet flooring, built in storage cupboards, staircase, radiator and doors leading to

**LOUNGE**

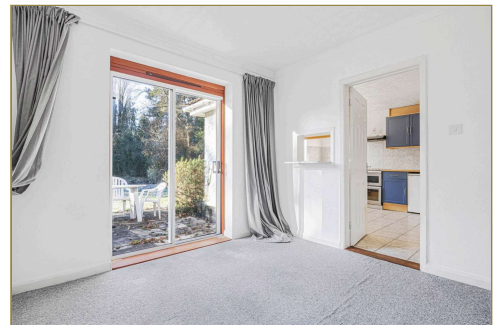
19' (5.79m) x 14'5 (4.39m)

With feature fireplace with gas fire, radiator, side aspect windows, large patio doors opening onto the rear garden. Door leading to

**DINING ROOM**

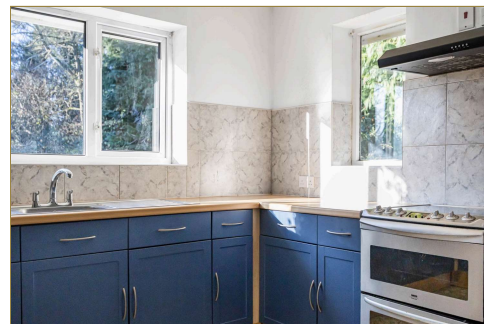
10'3 (3.12m) x 9'11 (3.02m)

Rear aspect with radiator and sliding patio doors to rear garden. Door leading to

**KITCHEN/BREAKFAST ROOM**

15'4 (4.67m) x 11'11 (3.63m)

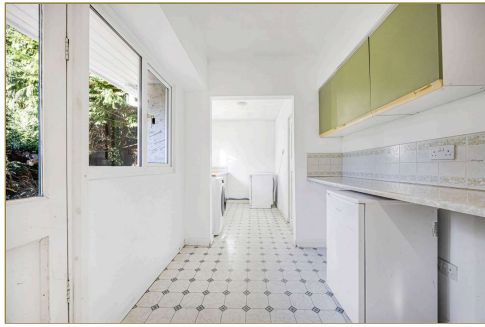
Rear aspect comprising worktops, range of base and eye level units, wall mounted gas boiler, radiator, tiled floor. Door to

**NOTE**

Subject to planning and building regulations the dining room and kitchen/breakfast room could be opened up to form a superb open plan room

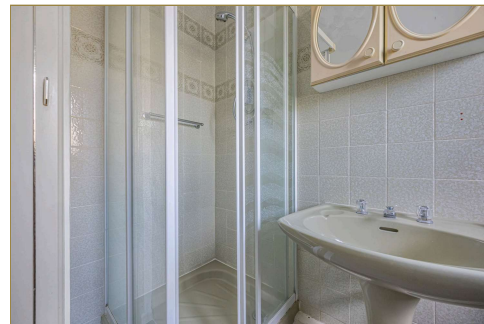
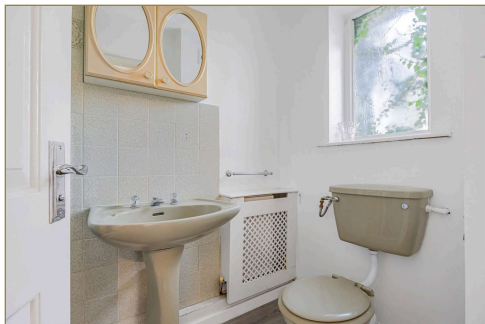
UTILITY ROOM

17ft. in length, worktops with sink, appliance space. Door leading to the garage and door to rear garden



SHOWER/CLOAKROOM

Three piece suite comprising low level W.C., pedestal wash hand basin and shower cubicle, radiator, front aspect



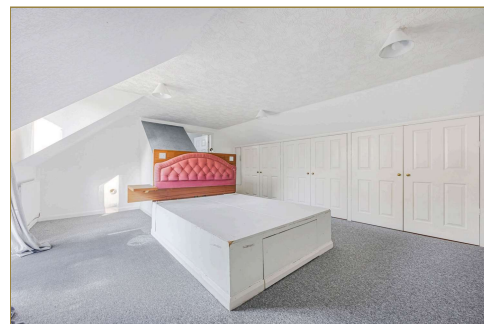
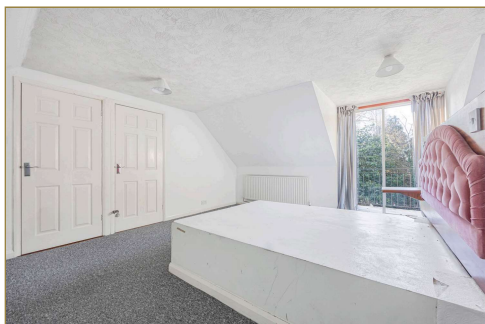
STAIRCASE FROM HALLWAY TO FIRST FLOOR LANDING

Overhead window, eaves storage areas

BEDROOM ONE

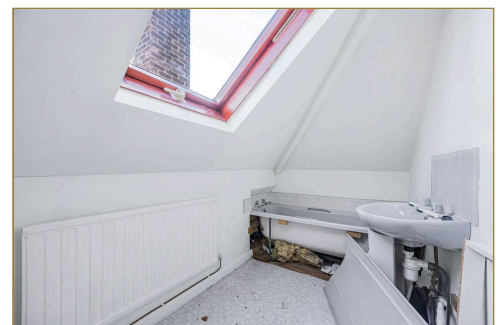
18'7 (5.66m) x 14'3 (4.34m)

Radiator, balcony offering views over the rear garden, eaves storage



ENSUITE BATHROOM

This room is in need of upgrading



ROOMS ON THE GROUND FLOOR;

BEDROOM TWO

15'5 (4.7m) x 12' (3.66m)

Triple aspect, radiator



BEDROOM THREE

15'9 (4.8m) x 12' (3.66m)

Triple aspect, two radiators, walk in cupboards



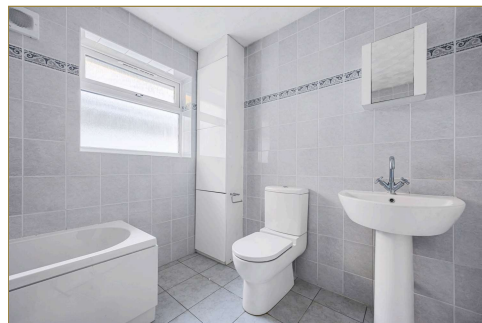
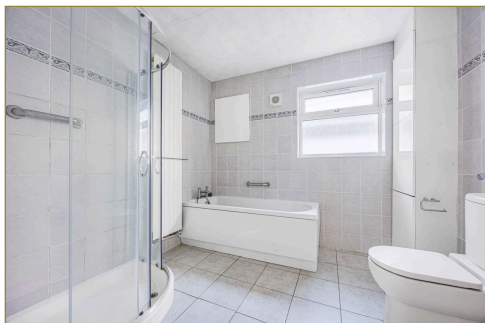
BEDROOM FOUR

Dual aspect, radiator, built in storage



BATHROOM

Four piece suite comprising panelled bath, shower cubicle, pedestal wash hand basin and W.C., fitted storage cupboard, tiled floor, side aspect, vertical radiator



GARAGE

17'4 (5.28m) x 9'6 (2.9m)

With up and over door



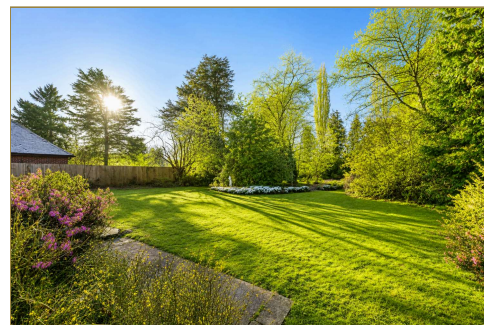
PARKING

Off road parking for several cars



FRONT AND REAR GARDEN

Well established front and rear garden with a range of mature trees and shrubs, The rear garden is in the region of half an acre and benefits from a large patio area and shed



AERIAL VIEW

The boundary marked in red is for indicative purposes and cannot be relied upon as actually correct



DIRECTIONS

Leave Caversham centre via Church Road, continue up St. Peter's Hill into Woodcote Road, turn right into Richmond Road and at the crossroads turn left into Conisboro Avenue

TENURE

Freehold

SCHOOL CATCHMENT

Emmer Green Primary School
The Hill Primary School
The Heights Primary School

Highdown School and Sixth Form Centre

COUNCIL TAX

Band F

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

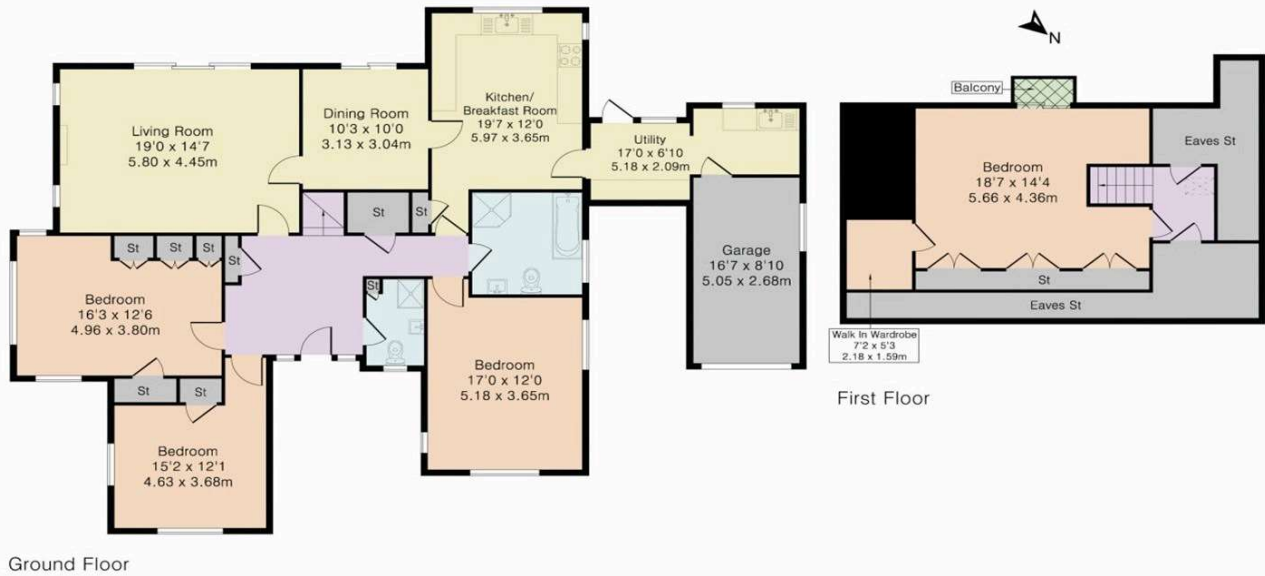
Energy Rating E

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/0291-3029-8208-6317-0200>

FLOORPLAN

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

Approximate Gross Internal Area 2160 sq ft – 200 sq m
Ground Floor Area 1738 sq ft – 161 sq m
First Floor Area 422 sq ft – 39 sq m



LOCATION

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

