

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



FIELD VIEW, CAVERSHAM READING, RG4 5HB

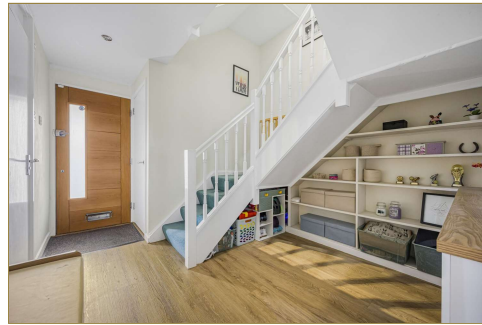
£579,500

A striking four bedroom three storey town house with south facing garden backing onto school playing fields, located in this private road setting approx. 25 mins walk to Reading station. Includes living room, dining room, 14ft kitchen, conservatory, downstairs shower/cloakroom and off road parking

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

A bright, welcoming entrance hall featuring attractive wood flooring, a characterful staircase, useful understairs storage and access to a downstairs shower room

**CLOAKROOM/SHOWER ROOM**

A practical shower room, currently utilised as a utility room, featuring a wash basin, WC, washing machine space

**LIVING ROOM**

Inviting living room featuring a large window overlooking greenery, recessed lighting and ample space for comfortable seating

**DINING ROOM**

Spacious dining room featuring wood flooring, recessed lighting and glazed doors opening into the conservatory overlooking the garden

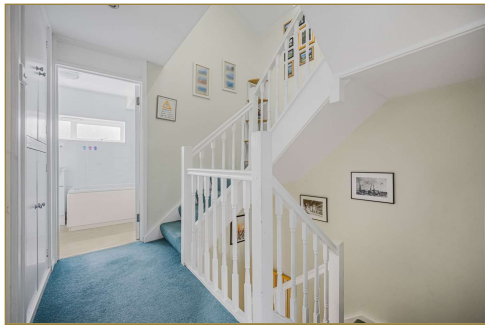
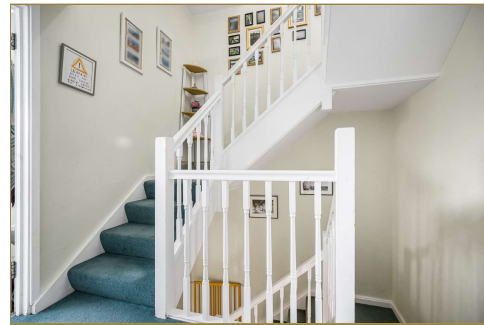


FAMILY/SUN ROOM

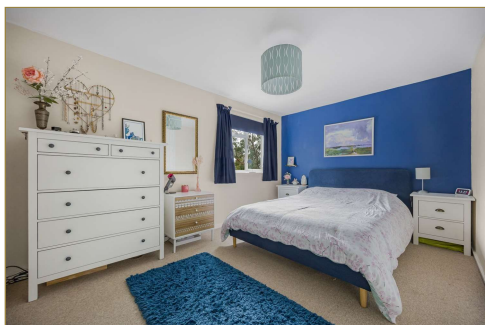
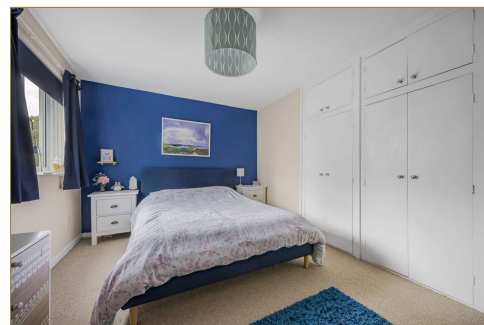
An attractive and versatile conservatory, currently used as a playroom, featuring wood flooring, useful storage and French doors to the garden

**KITCHEN**

A well-appointed kitchen featuring cream shaker-style units, contrasting tiled splashbacks, generous worktop space, integrated gas hob

**STAIRCASE TO FIRST FLOOR LANDING****BEDROOM ONE**

A spacious double bedroom featuring a striking blue feature wall, fitted carpet, ample space for furniture and garden views



BEDROOM THREE

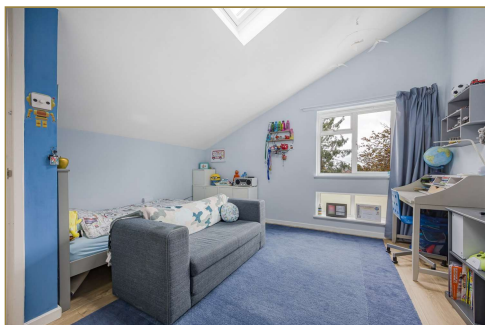
A delightful and generously proportioned bedroom featuring a charming pink feature wall, large window and ample furniture space

**BATHROOM**

A contemporary family bathroom featuring a whirlpool bath with overhead shower, white tiled walls, W.C. and frosted window providing privacy

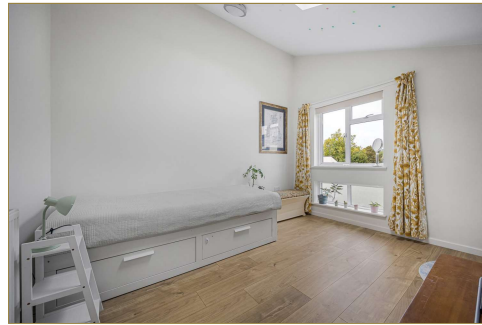
**STAIRCASE TO SECOND FLOOR LANDING****BEDROOM TWO**

A spacious and versatile bedroom featuring sloping ceilings, skylight, large window, fitted carpet and ample space for bedroom furniture



BEDROOM FOUR

A versatile bedroom or home office featuring wood flooring, built-in desk and shelving, attractive window views and ample natural light

**REAR GARDEN**

An attractive enclosed rear garden featuring low-maintenance artificial lawn, paved seating area, established planting and ample space for outdoor entertaining

**AERIAL VIEW****DIRECTIONS**

From central Caversham proceed north up Prospect Street, at traffic lights fork left into the Peppard Road, turn right into Derby Road and right into Field View

TENURE

Freehold

ESTATE CHARGE

Approx. £310 per annum

SCHOOL CATCHMENT

The Hill Primary School

Highdown School and Sixth Form Centre

COUNCIL TAX

Band D

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 C

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/2370-3029-2208-9147-6204>

FLOOR PLAN

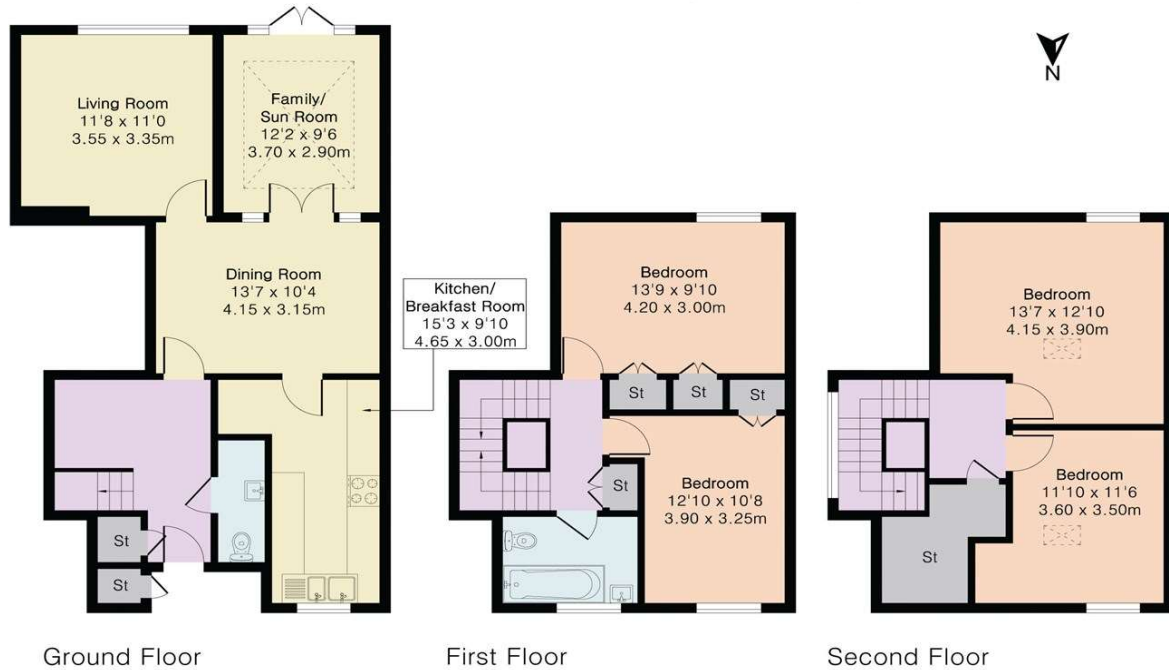
These floor plans are for guidance purposes only and are not to scale

Approximate Gross Internal Area 1549 sq ft - 144 sq m

Ground Floor Area 685 sq ft – 64 sq m

First Floor Area 432 sq ft – 40 sq m

Second Floor Area 432 sq ft – 40 sq m



LOCATION

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

