

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**BERRYLANDS ROAD, CAVERSHAM
READING, RG4 8NU**

£600,000

A sought after three bedroom detached bungalow situated on this level plot only a couple of minutes to bus stops and a 10 minute walk to Caversham centre. Includes living room, dining room/bedroom three, fitted kitchen, bathroom and separate W.C., attached garage and parking, attractive south-west facing garden

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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

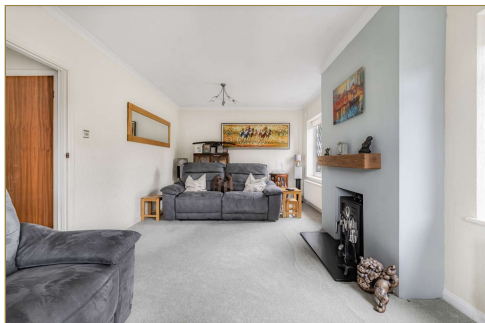
Radiator, access to loft

CLOAKROOM

Two piece suite comprising W.C., wash hand basin, side aspect

**LIVING ROOM**

Attractive room with twin front aspect windows, feature fireplace with wood burning stove, radiator

**KITCHEN**

Fitted to comprise: worktops with sink unit, range of cupboards and drawers, fitted gas hob with extractor above, built in oven, range of cupboards and drawers, space for washing machine, spotlights, side door and window



BEDROOM ONE

Rear aspect, two built in double wardrobes, radiator



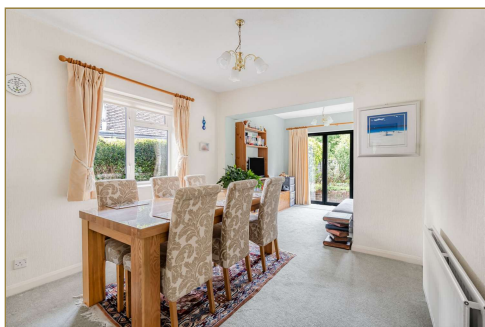
BEDROOM TWO/OFFICE

Side aspect, radiator, built in double wardrobe



DINING ROOM/BEDROOM THREE

19ft room ideal as a second reception room or bedroom with sliding doors leading to rear garden, further side aspect window, radiator



BATHROOM

Four piece suite comprising shower cubicle, panelled bath, W.C., wash hand basin, radiator, side aspect

**REAR GARDEN**

To the rear of the property is an attractive south-west facing garden including a patio that leads on to the lawned garden with flower and shrub borders. Includes a timber summerhouse and outside tap

**OUTSIDE**

To the front of the property is a paved driveway providing ample parking, small lawned area with various shrubs with side gate leading to rear garden

**TENURE**

Freehold

SCHOOL CATCHMENT

The Hill Primary School

Highdown School and Sixth Form Centre

COUNCIL TAX

Band E

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/0390-2416-9430-2524-4061>

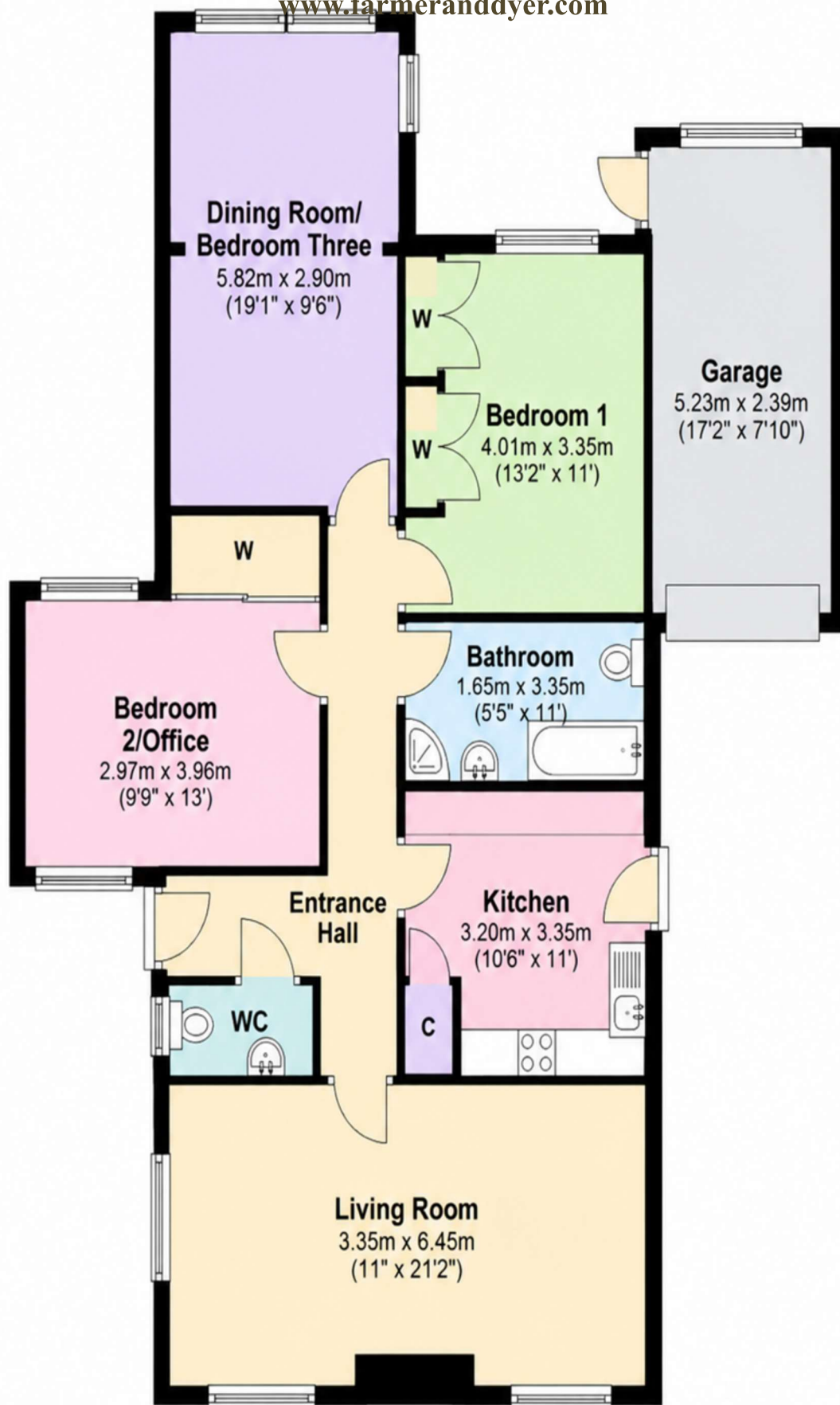
FLOOR PLAN

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

Ground Floor

Approx. 107.8 sq. metres (1160.8 sq. feet)

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Total area: approx. 107.8 sq. metres (1160.8 sq. feet)

LOCATION

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

