

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



THAMES SIDE, READING, RG1 8DR

£625,000

A delightful and rarely available bay fronted Victorian semi-detached with parking, facing directly onto the River Thames with mooring between Caversham and Reading Bridge, within 500 metres of Reading Station. Exclusively located with scope to extend and further enhance with west facing secluded garden

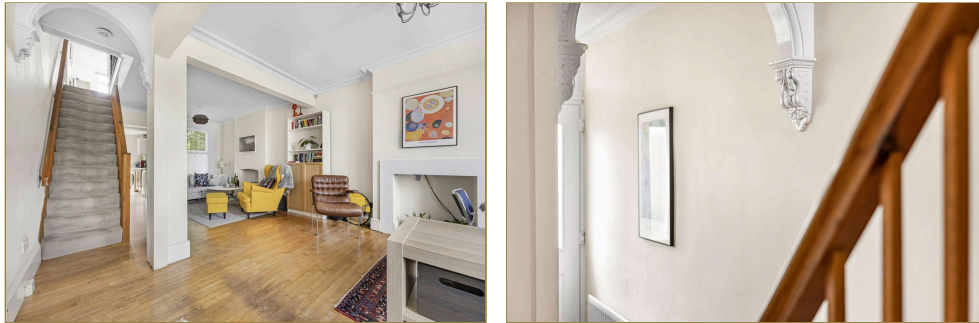
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ENTRANCE

Arched entrance porch and step to front door with double glazed inserts to

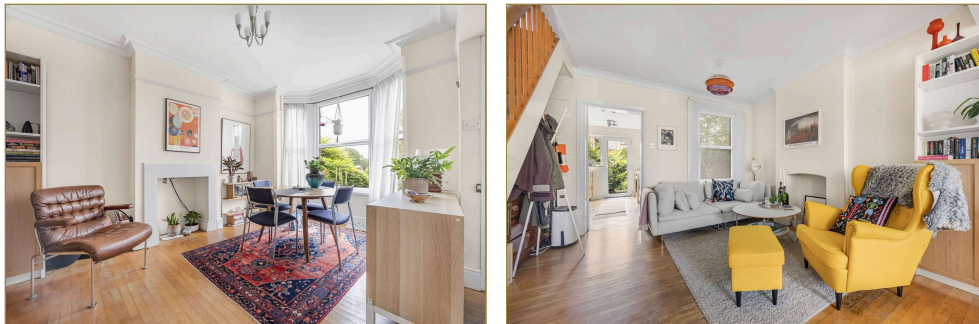
RECEPTION HALL

With radiator, staircase to first floor, ornate arch directly opening onto



LIVING/DINING ROOM

Dual aspect with front feature double glazed bay window with views across the River Thames, naturally segregated for living and dining areas. Timber flooring, radiator, further rear aspect double glazed window, understairs storage area



Door to

FITTED KITCHEN

Oak style units comprising one and a half bowl sink unit with mixer tap and cupboards under, further range of both floor standing and wall mounted eye level units with work surfaces and surrounds, inset four ring electric hob with extractor hood above and split level integrated double oven, plumbing for washing machine and dishwasher, appliance space for fridge/freezer. Wall mounted gas boiler, tiled floor, dual aspect double glazed windows and matching double glazed door to garden

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

With permanent wooden steps leading to

**PARTLY CONVERTED LOFT ROOM**

With two Velux windows, fully boarded, ideal hobbies room with the option to fully convert

**BEDROOM ONE**

With twin front aspect double glazed windows with delightful views across the River Thames. Radiator and picture rails



BEDROOM TWO

With rear aspect double glazed window, radiator



BATHROOM

Spacious four piece suite comprising panelled bath, wash hand basin, W.C. and tiled corner shower cubicle with rear aspect double glazed window, radiator and extractor



REAR GARDEN

At the rear of the property are pleasant, established gardens mainly paved with brick patio area adjacent to the kitchen with various hedges, evergreens and young trees providing excellent seclusion. The gardens extend approximately 50ft. with a westerly aspect and extend to the side of the property with access front to rear via a timber gate, outside water tap, timber fenced enclosures.

There appears to be scope to extend to the side and the rear subject to planning consent



OUTSIDE

The front of the property has an exclusive gated access for this and the neighbouring row of properties on a block paved access with parking for two vehicles in front



There is an enclosed front garden area with low brick retaining wall and wrought iron enclosures with pea shingled gravel area with various evergreens, specimen shrubs and young trees



There is direct river frontage and mooring rights



AERIAL VIEW



DIRECTIONS

From central Caversham proceed over Caversham Bridge onto Caversham Road turning left into Thames Avenue

TENURE

Freehold

SCHOOL CATCHMENT

E P Collier Primary School and Nursery
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 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/4635-8029-7400-0362-6226>

FLOOR PLAN

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

