

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### **MONTAGUE STREET, CAVERSHAM READING, RG4 5AU**

**£440,000**

A three bedroom semi detached, with a two storey extension providing additional accommodation including a 15ft dining room, 15ft kitchen, ensuite shower room and conservatory. Benefits from a lovely 60ft south facing garden, detached garage and off road parking. Approx. 20 minute walk to Reading station. No onward chain

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**RECEPTION HALL**

uPVC double glazed front door and window, radiator, staircase to first floor



**LIVING ROOM**

14'6 (4.42m) x 10'2 (3.1m)

Large front aspect double glazed window, feature brick fireplace, double doors to



**DINING ROOM**

15'5 (4.7m) x 8'11 (2.72m)

Door to kitchen, rear double glazed sliding door to



**CONSERVATORY**

11'4 (3.45m) x 8'3 (2.51m)

Double glazed windows, sliding door to garden



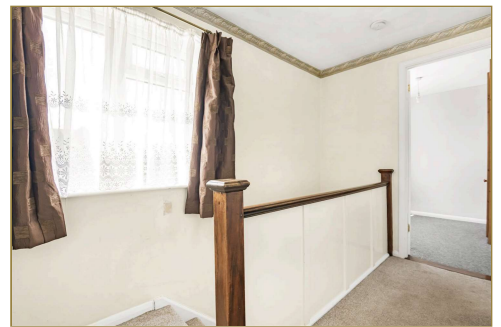
**KITCHEN**

15'6 (4.72m) x 6'8 (2.03m)

Fitted to comprise: worktops, sink unit, range of cupboards and drawers, plumbing for washing machine & dishwasher, gas cooker with extractor over, space for fridge, rear aspect double glazed window, radiator, under stairs cupboard housing fuse box, double glazed door to side

**STAIRCASE TO FIRST FLOOR LANDING**

Side double glazed window, access to roof space, built-in cupboard housing gas boiler

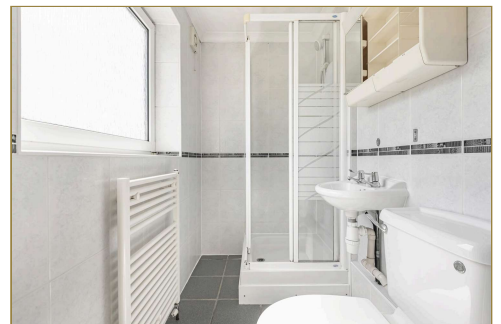
**BEDROOM ONE**

16'1 (4.9m) max x 8'10 (2.69m) min

Rear aspect double glazed window, range of built-in wardrobes, radiator, door to

**EN SUITE SHOWER ROOM**

Fitted to comprise: shower cubicle, w.c., wash hand basin, double glazed window, towel radiator, tiled walls and flooring



**BEDROOM TWO**

12'1 (3.68m) x 8'8 (2.64m) min

Front aspect double glazed window, built-in cupboard, radiator



**BEDROOM THREE**

7'7 (2.31m) x 7'2 (2.18m)

Side aspect double glazed window, fitted wardrobe, radiator



**BATHROOM**

Three piece suite comprising: panelled bath with Mira shower, w.c, fitted wash hand basin with cupboard under, chrome towel radiator, tiled walls, side aspect



**OUTSIDE**

Driveway leading to carport and leading to garage



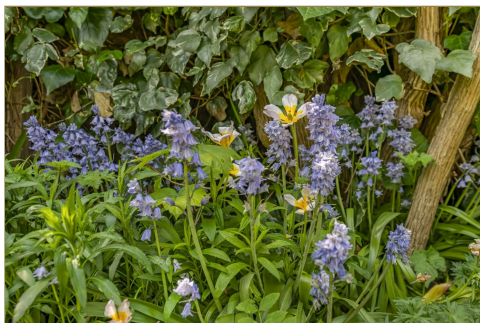
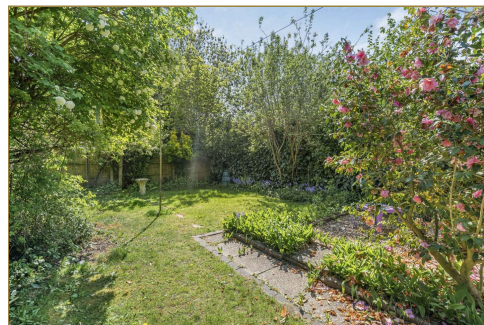
## DETACHED GARAGE

With rear access door



## REAR GARDEN

Attractive south facing garden, lawned with semi mature trees and shrubs, patio - Approximately 60ft in length with garden shed.



## DIRECTIONS

From central Caversham proceed west along the Gosbrook Road, continue through the two sets of traffic lights and take the third turning left in to St Johns Road and turn right into Montague Street where the property can be found on the right hand side

## TENURE

Freehold

**SCHOOL CATCHMENT**

Thameside Primary School  
Highdown Secondary School

**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 over 2,500 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/1336-7022-3500-0677-9292>

# 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

