

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### **BASINGSTOKE ROAD, SPENCERS WOOD READING, RG7 1PH**

**£482,500**

Built circa 1890 stands this beautifully presented three bedroom Victorian home. Within 15 minutes of the centre of Reading, along with easy access to the M4, local schools and shops. This home would be ideal for a young family, the property also has plenty of space to the side and rear for potential extension, giving the property longevity for a growing family

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**HALLWAY**

With staircase to first floor



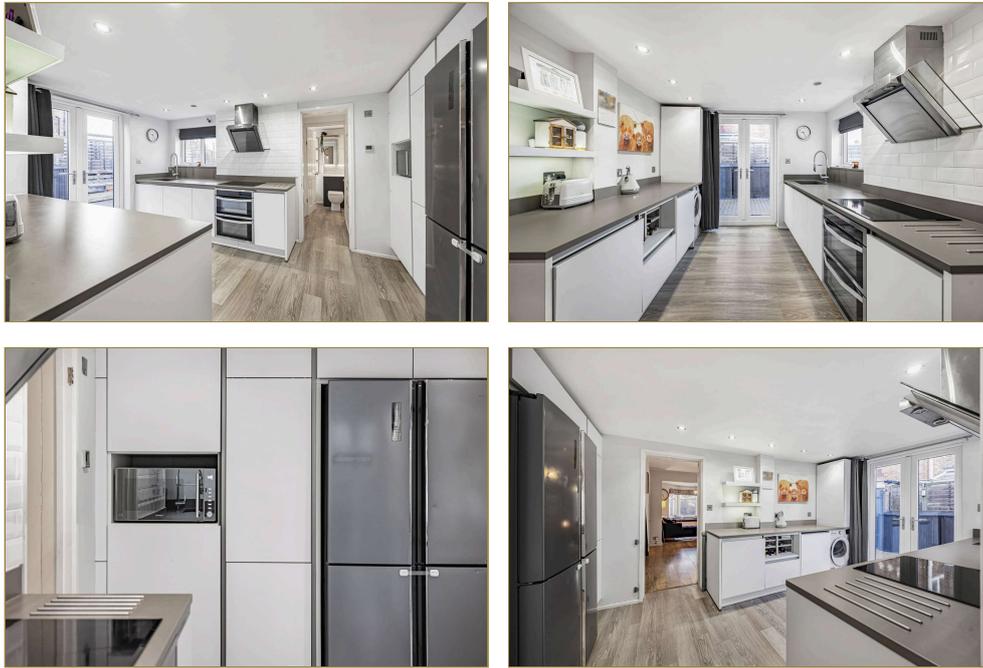
**LIVING/DINING ROOM**

29ft cosy living room diner with stunning log burner and bay window seat



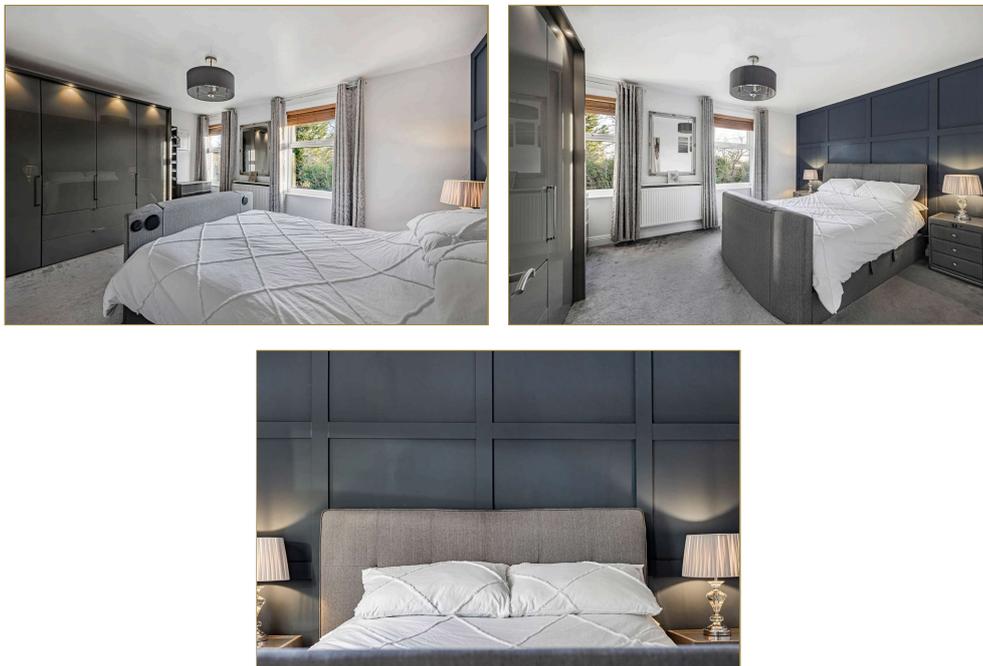
**KITCHEN**

Modern fitted kitchen with new flooring, built in dishwasher, double oven, washing machine, dryer and microwave space



**BEDROOM ONE**

Large 14ft master bedroom with wood panelled feature wall



**BEDROOM TWO**

Spacious double bedroom currently housing a king size bed and chest of drawers



**BEDROOM THREE**

Small double bedroom currently being used as a nursery, also ideal as another office space



**BATHROOM**

Ground floor bathroom with separate bath, large rainfall shower, with underfloor heating and inferred heating panel



**CLOAKROOM**

Small w/c conveniently located on the upstairs landing



## REAR GARDEN

Fantastic 90ft west facing garden, which benefits from all the evening sun with large patio and large storage shed



## HOME OFFICE

12ft home office with power and WiFi



## PARKING

Ample off road parking for 4 vehicles

## TENURE

Freehold

## 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

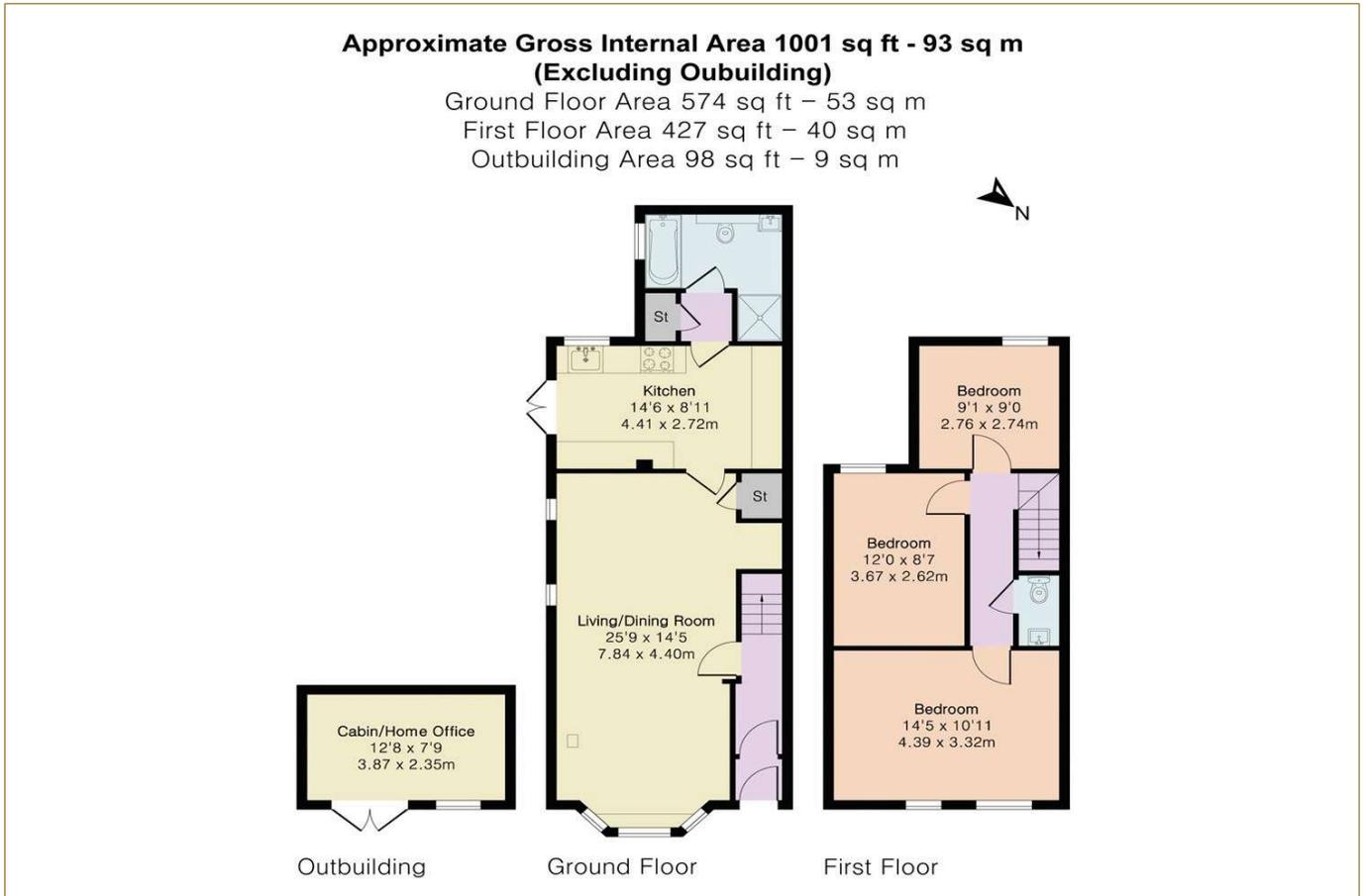
### ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

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/9888-4070-6276-4690-0224>

### FLOOR PLAN

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

