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CONIFERS, WOODS ROAD, CAVERSHAM, READING, BERKSHIRE, RG4 6NA



- Beautifully Presented Home
- Two Re-fitted Bathrooms
- Sitting Room with Log Burner
- High Specification Re-fitted Kitchen
- South Facing Garden with Hot Tub
- EPC Rating C

Asking Price £795,000 (Freehold)

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE READING BRANCH ON 0118 958 7979



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PROPERTY DESCRIPTION

A beautifully refurbished detached home situated on a sought after road 1.8 miles walk to Reading mainline train station. The property features a bespoke re-fitted kitchen and both a re-fitted bathroom and En Suite. There is a generous open plan living area with log burner. EPC Rating C.

LOCAL INFORMATION

Caversham lies on the north bank of the River Thames and spreads to the foothills of the Chilterns, in the Royal county of Berkshire, on the opposite bank from the bustling and highly commercial town of Reading and the mainline train station (25 minutes to London Paddington). It is easily accessible by the Caversham Bridge, Reading Bridge and Caversham Lock with Sonning Bridge a few miles east. The centre of Caversham features a comprehensive shopping area complemented by many good bars, pubs and restaurants and a short trip across the river Thames to Reading town centre. There are a range of good private and public schools for both primary and secondary education. The bus line 23 is on hand from the Henley Road with regular buses running into the town centre.

ACCOMMODATION

The house has been renovated throughout over the last 5 years with wall finishes, lighting arrangement and window furnishings, all styled by an award-winning interior designer.

Comprising entrance porch with solid wooden front door, cloakroom with vanity unit, open plan sitting/dining/kitchen room with wood burner and double doors leading into the garden. Bespoke re-fitted kitchen with oak lined draws and quartz work surfaces. The kitchen has a range of built in appliances to include dishwasher, washing machine, wine



cooler and microwave. The range cooker and American style fridge/freezer are included. There is engineered oak wooden flooring throughout downstairs and column radiators.

Upstairs there is a main bedroom with walk in wardrobe and stylish re-fitted En Suite. Second bedroom with built in wardrobe and two further bedrooms. The 4 piece family bathroom has been finished to a high standard.

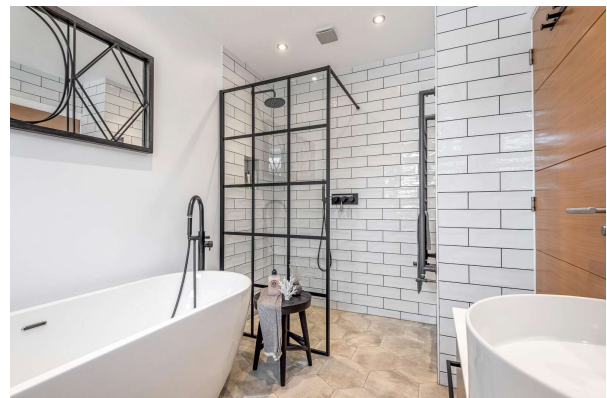
New Boiler Installed in 2023.

OUTSIDE SPACE

At the rear of the property there is a private south facing garden. The garden has been landscaped to include a full width patio, laid to lawn with mature borders. There was a generous lean-to added about there years ago which gives plenty of outside storage.

LOCAL AUTHORITY and SERVICES

Mains Gas, Electric & Water.
Council Tax Band E



CONVEYANCING

We work with DT Conveyancing, part of the UK's leading provider of conveyancing services. Their no move, no legal fee service offers appointments to suit you, and a dedicated, expert conveyancer. Ask us for further information today.

MORTGAGES

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

Exclusive deals are made available to Embrace Financial Services by PRIMIS Mortgage Network, to which Embrace Financial Services are an Appointed Representative

Davis Tate is an Introducer to Embrace Financial Services. Embrace Financial Services is an Appointed Representative of PRIMIS Mortgage Network, a trading name of First Complete Ltd, which is authorised and regulated by the Financial Conduct Authority for mortgages, protection insurance and general insurance products.

LETTINGS and MANAGEMENT

We offer a complete range of services for Landlords, from fully managed lets to advertising only. Each Landlord who chooses full management has a personal Property Manager and all our fees are based on a 'no let - no fee' basis.

DISCLAIMER

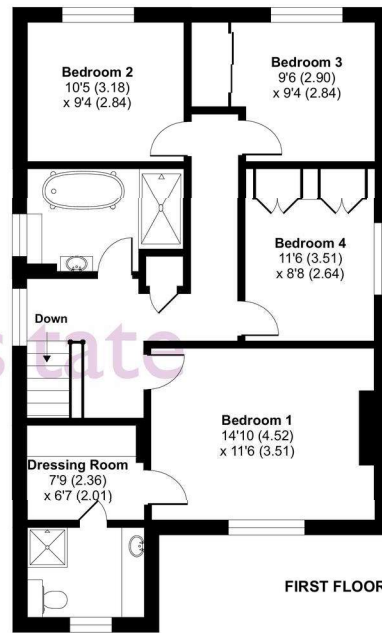
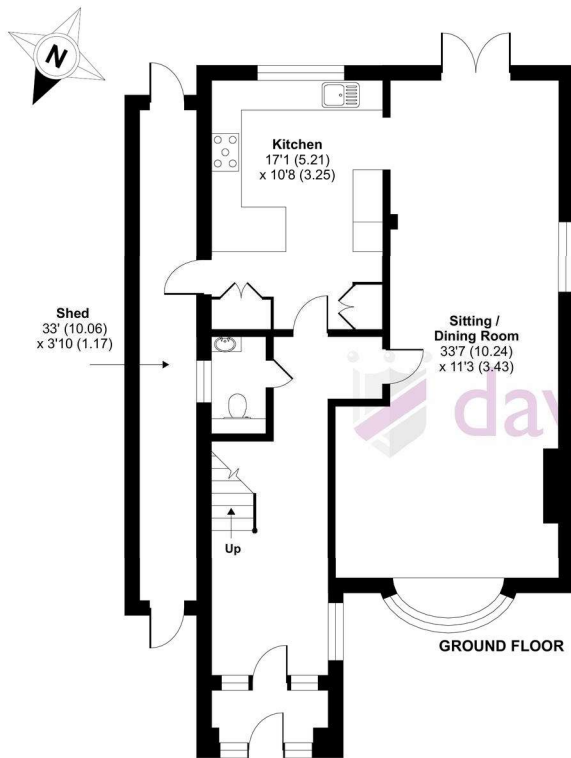
These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested.

BUYERS INFORMATION

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable direct to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.

REFERRAL FEES

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.



Approximate Area = 1715 sq ft / 159.3 sq m
 Shed = 126 sq ft / 11.7 sq m
 Total = 1841 sq ft / 171.2 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Davis Tate. REF: 807219