



CAE CANOL  
CAVERSHAM PARK









## CAE CANOL

CAVERSHAM PARK, CF64 3RL - £485,000



4 bedroom(s)



3 bathroom(s)



914.00 sq ft

Exceptional semi detached town house - beautifully presented throughout. With spacious and versatile accommodation over 3 floors. Benefitting from a stunningly landscaped rear garden and off road parking complete with an EV point plus a side attached garage. Boasting 4 genuine double bedrooms plus 3 bathroom & 2 shower rooms. Well positioned for direct access into Cosmeston Country park and catchment for the very popular Evenlode Primary & Stanwell Secondary Schools. Briefly comprising a spacious and welcoming large entrance hall, 2 bedrooms to the ground floor with a 'Jack & Jill' en suite shower room plus utility room. To the first floor a large lounge with a 'Juliet' balcony plus the very generous fitted kitchen with space for dining table & chairs and fully integrated to include fridge, freezer, dishwasher plus built in double oven, hob & hood. Finally on the second floor you will find the master suite with a full range of wardrobes to the impressively spacious master bedroom complete with an en suite bathroom and the second bedroom to the rear again with built in wardrobes and an en suite shower room completes the accommodation. Complimented with upvc double glazing and gas central heating. Many extras to include bespoke plantation shutters to some rooms. Viewing highly recommended.

### PROPERTY SPECIALIST

**Mr Paul Davies**

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Negotiator












### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

































#### ENTRANCE HALL

Enter into an impressively large and welcoming entrance, stairs lead to the first floor, cloaks cupboard to the side.

#### BEDROOM 3

3.58m x 2.92m (11'9" x 9'7")

Double bedroom, window to front with bespoke shutters, built in double wardrobes.

#### EN SUITE SHOWER ROOM

'Jack & Jill' En Suite with access from the hall also, stylishly appointed with a double enclosure, pedestal wash hand basin and close coupled wc, extractor fan, twin shaver point, tiled surround and tiled floor.

#### BEDROOM 4

3.38m x 2.77m (11'1" x 9'1")

Double bedroom or sitting room, French doors lead into the rear garden.

#### UTILITY ROOM

2.31m x 1.96m (7'7" x 6'5")

Fitted wall and base units with laminate worktop and stainless steel sink & drainer with mixer tap, plumbed for washing machine and space for tumble drier, door to garden, wall mounted gas boiler.

#### FIRST FLOOR LANDING

Stairs rise to the second floor.

#### LOUNGE

5.21m max x 4.93m max (17'1" max x 16'2" max)

Generous living room, window to front and French doors to a 'Juliet' balcony, TV point, telephone point.

#### KITCHEN DINER

4.93m x 3.38m max (16'2" x 11'1" max)

Extensively fitted wall and base units with laminate worktop and inset stainless steel one and half bowl sink & drainer with mixer tap, integrated fridge, freezer, dishwasher plus built in double oven, hob & hood, 2 windows to rear, ample room for dining table & chairs, TV point.

#### SECOND FLOOR LANDING

Access to a mostly boarded loft via pull down ladder with light, over stairs airing cupboard.

#### BEDROOM 1

4.37m to robes x 3.28m (14'4" to robes x 10'9")

Impressively spacious master double bedroom, 2 windows to front, with a full range of floor to ceiling wardrobes to one wall 0 3 doubles.

#### EN SUITE BATHROOM

En Suite stylishly appointed with a panel bath, double enclosure, pedestal wash hand basin and close coupled wc, extractor fan, twin shaver point, tiled surround and tiled floor.



#### BEDROOM 2

3.58m x 3.30m (11'9" x 10'10")

Double bedroom, window to rear with bespoke shutters, built in double wardrobe.

#### EN SUITE SHOWER ROOM

With a modern white suite comprising a double enclosure, pedestal wash hand basin and close coupled wc, extractor fan, twin shaver point, tiled surround and tiled floor, window to rear.

#### GARDEN

Open brick paved frontage allowing off road parking with a dedicated space for parking leading to the garage and fitted EV charging point. Enclosed rear garden - landscaped with porcelain tiled L shaped patio with a second patio beneath a timber pergola and surrounded by a quality artificial lawn, outside tap.

#### GARAGE

5.49m x 2.69m (18' x 8'10")

Attached single garage - access via an up & over door, light & power, open access including rear gate into the garden, ample storage within the eaves of the roof.

#### INFORMATION

We believe the property is Freehold.  
Council Banding - Band F £3,068.02 (2025-2026)

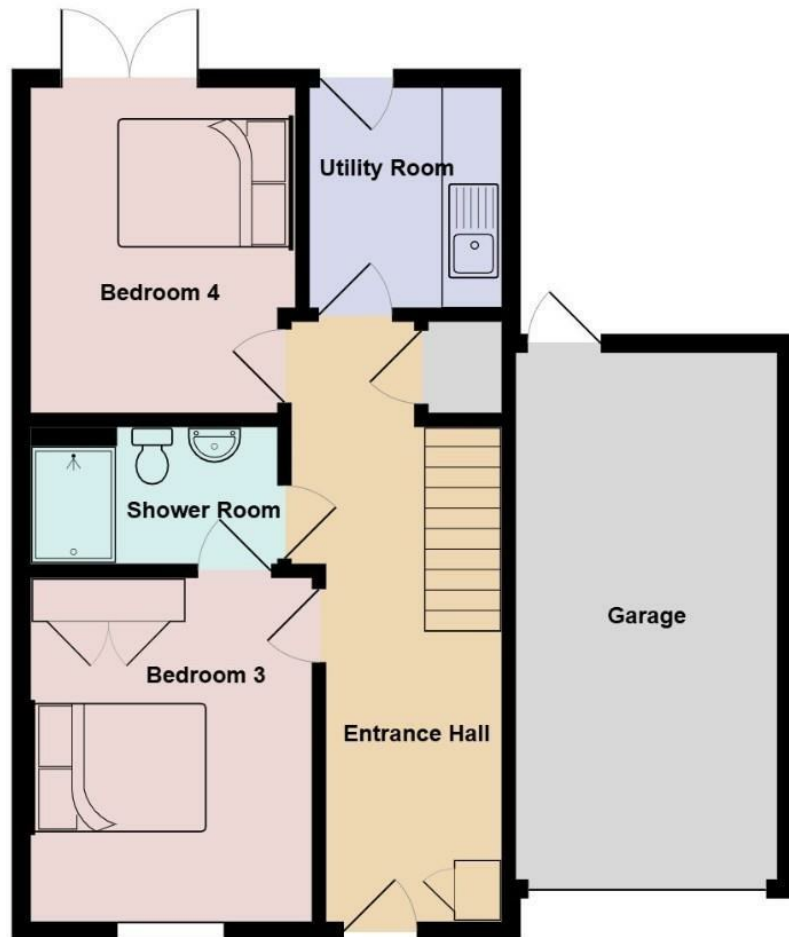




“ This amazing house - a perfect family home with its spacious and versatile accommodation over 3 floors. Perfectly positioned for excellent walks through Cosmeston Country Park and in catchment for the very popular Evenlode Primary & Stanwell Secondary Schools. With its exquisite internal presentation and many extras including bespoke plantation shutters to the stunningly landscaped rear garden - once seen, you will want to call this home. ”

Comments by Mr Paul Davies







[www.jeffreyross.co.uk](http://www.jeffreyross.co.uk)

Jeffrey Ross