



Haslams are delighted to offer to the market this well-presented detached Brick & Flint property which has been designed to a contemporary finish to provide a striking functional home and maintained to a high standard.

Situated in the highly desirable location of Micklands Estate in Caversham, conveniently positioned to provide easy access to Caversham High Street, Reading Town Centre, and Henley on Thames. Local amenities include a range of excellent primary and secondary schools, parks, and doctor's surgeries, and access to the River Thames with rowing and canoe clubs. For commuters, Reading Station has a fast link service to London, Paddington in approx. 25 minutes along with the recently opened Elizabeth Line giving direct access to both the West End and Canary Wharf.

The accommodation has been designed to an excellent layout providing a marvellous entertaining and comfortable living space, with stylish light oak wood flooring with underfloor heating. There is a large entrance hall with a double cloak cupboard and boasts a 22ft living room with log burner and vaulted ceiling with double doors to rear leading into the garden, 15ft dining room/snug, 19ft kitchen comprehensively fitted with built-in appliances including electric Britannia range oven, with 6 ring gas hob & extractor hood, integrated Bosch dishwasher, together with a range of cupboards and granite work tops, which follow through to a separate Utility Room with space and plumbing for automatic washing machine and tumble dryer, storage cupboards, water softener and door to outside. On the first floor, 4 double bedrooms that benefit from built-in wardrobes, 2 en-suite shower rooms and a family bathroom all tiled in a natural stone floor to ceiling with heated floors. To the front of the property, there is off-road parking for several vehicles and access to a 19ft garage.





- Detached family home
- 4 Bedrooms with fitted wardrobes
- 2 Ensuite bathrooms & family bathroom
- Utility room & cloakroom
- Southerly facing garden
- Garage & off road parking for several cars



Council tax band G
Council- Reading





Additional information:

Parking

The property has a driveway with parking for multiple vehicles with a garage.

Property construction – Standard form

Services:

Gas - mains

Water – mains

Drainage – mains

Electricity - mains

Heating - Gas central heating

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

Agents note

In accordance with the Estate Agents Act 1979 we are obliged to inform you the vendor is a relation of an employee of Haslams.



Approximate Gross Internal Area 2306 sq ft – 215 sq m

(Including Garage)

Ground Floor Area 1244 sq ft – 116 sq m

First Floor Area 1062 sq ft – 99 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 82 | 87 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves

by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.