



38, St. Annes Road, Caversham, Reading
Berkshire, RG4 7PA

£750,000

Beville
ESTATE AGENCY

- Edwardian semi detached
- Stones throw to Caversham centre
- Driveway parking
- Good sized garden
- 5 bedrooms
- Easy access to Reading station
- Two bathrooms
- 19ft bedroom 1 with bay window
- Requires updating
- No onward chain

Substantial five bedroom Edwardian semi detached family home, situated in a sought after road, within easy walking of Caversham centre, offered to the market for the first time in 40 years. EPC: tbc

Accommodation over three floors includes; 31ft entrance hall, 16ft bay fronted sitting room, dining room, 14ft fitted kitchen/ breakfast room, living room with double doors to garden and ground floor shower room. From the hall the staircase leads to first floor landing, doors to 19ft bay fronted bedroom 1, three further bedrooms, bathroom & separate WC. From the landing further staircase leads to second floor, 15ft study with part vaulted ceiling and velux window, door to 16ft bedroom 5.

Noteworthy features includes; gas fired central heating, PVCu double glazing, ample built in cupboards & established rear garden. The property is sold with no onward chain.

OUTSIDE

Driveway provides off road parking space, gated side access leads to:

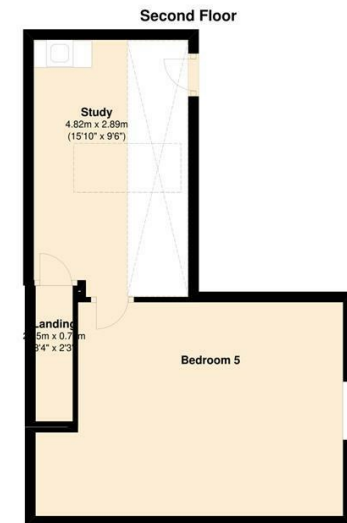
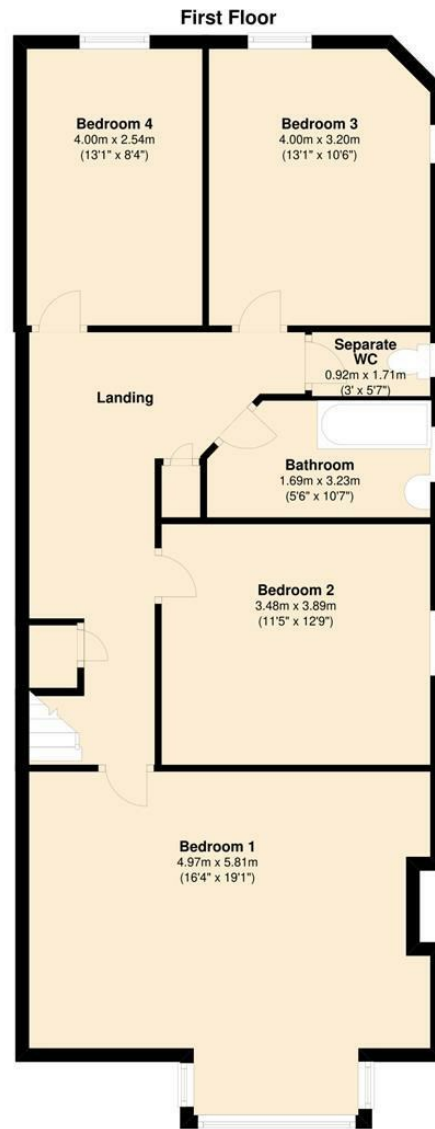
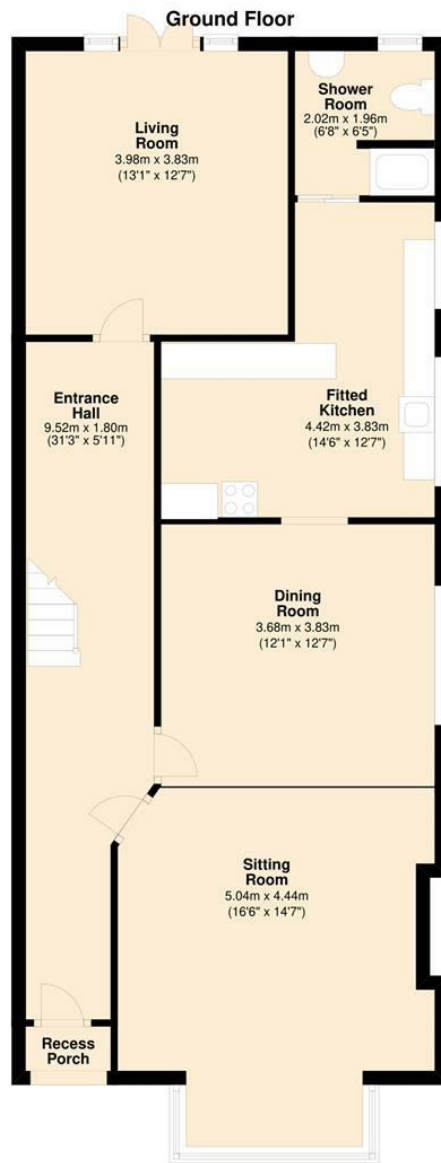
To The Rear Of The Property is a secluded garden, approx. 70ft in length. Paved terrace with brick retaining wall, outside light, wrought iron gate gives access to steps leading to garden laid mainly to lawn, flower & shrub beds, fruit trees including mature fig tree.

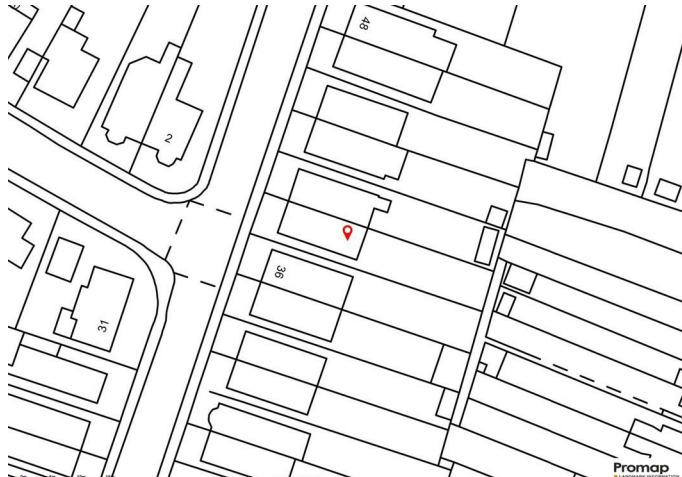
Total Floor Area: Approx. 203m² (2187sqft)

Council Tax: Band E

Services: Mains gas, electricity, water supply & drainage.

Caversham Heights is a highly sought after residential area situated on the banks of the Thames on the Berkshire/ Oxfordshire border and enjoys the convenience of Reading town centre whilst being close to the rural aspect of South Oxfordshire. Caversham, which is well served with shops and amenities, including Waitrose and a great variety of smaller independent shops, services and a good number of restaurants and cafes. Recreation facilities including; parks, riverside walks, Caversham Court and the newly rebuilt Rivermead Leisure Centre. There are excellent communication links with London Paddington less than 25 minutes from Reading Railway Station and easy access to the M4 and M40 motorways. Crossrail, two Elizabeth Line trains an hour, will allow passengers to travel right through central London from Reading station without having to change trains. School catchment: The Heights Primary School, Emmer Green Primary, Highdown Secondary School, Reading Boys & Kendrick Girls Grammar schools.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 	

Directions

From our offices turn right and proceed along the B481 for approx 3 miles, at the roundabout, take the 2nd exit onto Evesham Rd, turn left onto Southdown Rd, continue onto Rotherfield Way, at the roundabout, take the 2nd exit onto Oakley Rd, turn left onto Kidmore Rd, Kidmore Rd turns slightly left and becomes The Mount, continue onto Priest Hill & into St Annes Road, whereupon the property is on the left.

Beville Estate Agency has not tested any apparatus, fittings or services and so cannot verify they are in working order. Measurements and distances referred to are given as a guide only and no responsibility is taken for any error, omission or mis-statement in these particulars. The Buyer is advised to obtain verifications from his solicitor or surveyor.