



9, Fernbrook Road, Caversham, Reading
Berkshire, RG4 7HG

£700,000

Beville
ESTATE AGENCY

- Highly sought after location
- Driveway parking
- Garage
- 1930s three bedroomed house
- The Heights Primary School catchment
- Sold with no onward chain
- Garden in excess of 100ft in length
- 20ft sitting room with vaulted ceiling and velux windows

An extended 1930's semi-detached house offering a spacious open planning kitchen/living space, and large garden, situated in a popular road in the heart of Caversham Heights. EPC: D

Accommodation includes: entrance hall, 12ft bay fronted family room, large open plan kitchen/dining/living area. The sitting room benefits from vaulted ceiling and sky lights. From the hall the staircase leads to first floor landing, doors to 14ft bay fronted bedroom 1, two further bedrooms, and a family bathroom.

Noteworthy features includes; gas fired central heating, PVCu double glazing, ample built in cupboards, garage & established private rear garden.

OUTSIDE

The front of the property has a block paved driveway and gravelled area providing parking.

To The Rear Of The Property is a secluded garden, in excess of 100ft in length. Paved terrace with low brick retaining wall, outside light, outside tap, mainly to lawn, mature shrubs, hedging and tree's, two sheds.

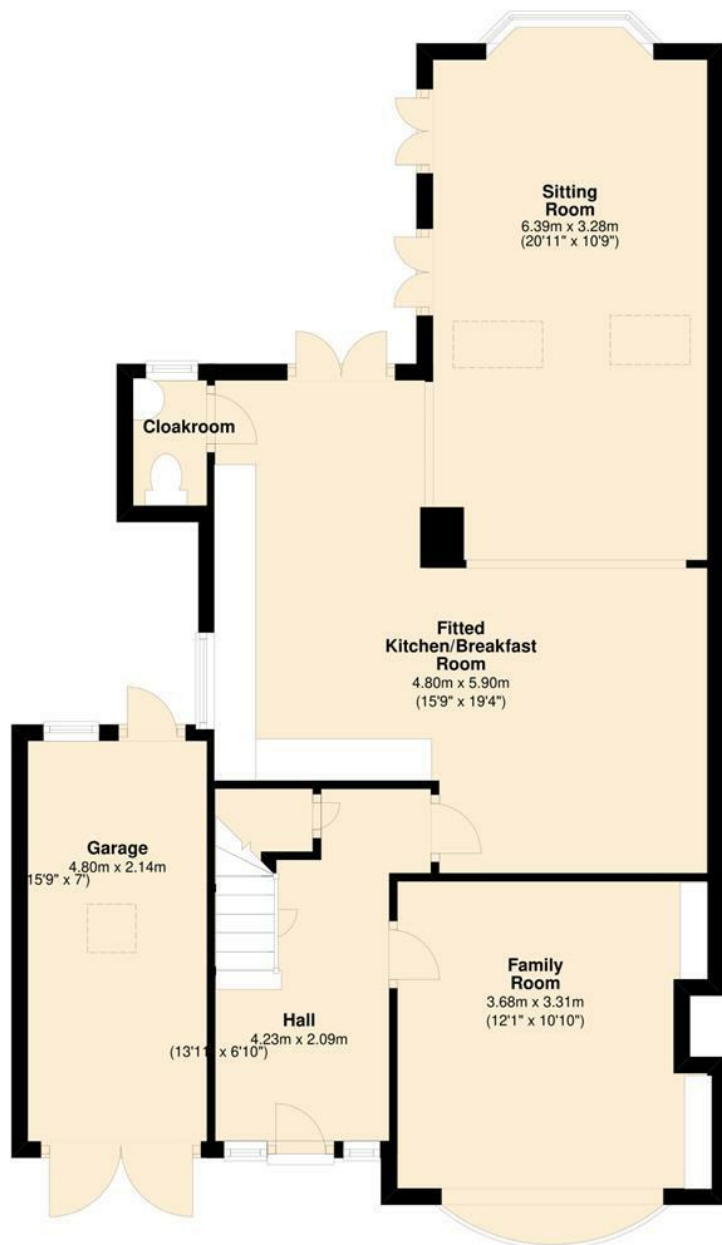
Total Floor Area: Approx. 126.62m² (1363sqft) including garage.

Council Tax: E

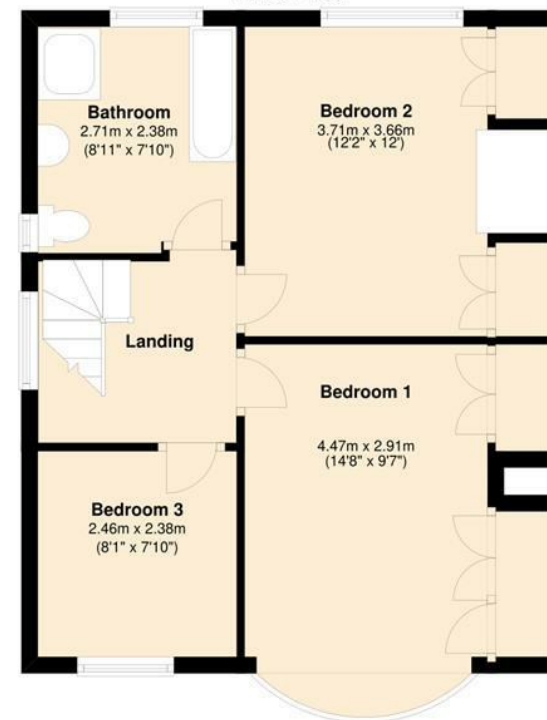
Services: Mains gas, electricity, water supply & drainage.

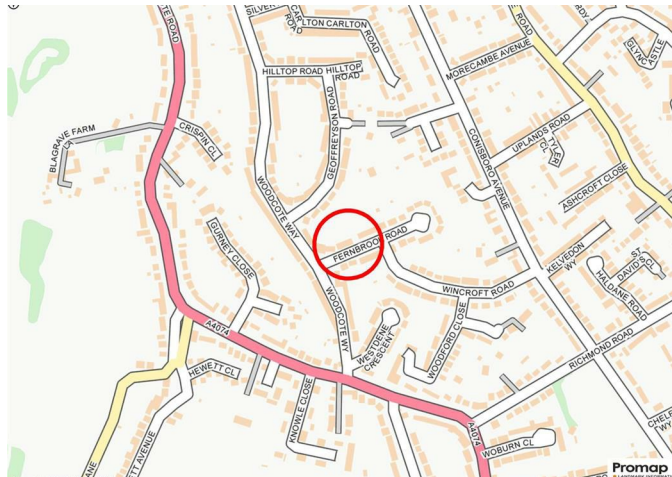
Caversham Heights is a highly sought after residential area situated on the banks of the Thames on the Berkshire/ Oxfordshire border and enjoys the convenience of Reading town centre whilst being close to the rural aspect of South Oxfordshire. Caversham, which is well served with shops and amenities, 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.

Ground Floor



First Floor





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	 66	 82
(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

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.