



**Micklands Road  
Caversham, Reading, Berkshire RG4 6LT**

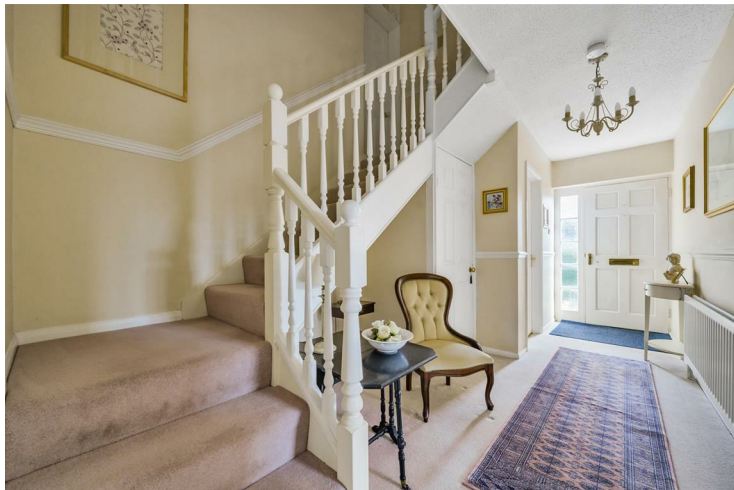
**Offers Invited £625,000**

**SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS: CHAIN FREE & WEST FACING GARDEN:** Offering easy access to both central Caversham and Henley Upon Thames is this spacious detached house that is coming to the market for the very first time. The property boasts four good sized bedrooms and a family bathroom on the first floor. On the ground floor there is ample living space that consists of a light and airy living room, dining room and a separate kitchen breakfast room. To the rear there is a good sized West facing garden with a paved patio area that is perfect for summer entertaining. To the front there is an integral garage and driveway parking for several cars. Call now to view.

## Micklands Road, Reading, Berkshire RG4 6LT

- Chain free
- Kitchen / breakfast room
- Bright living room
- Garage and ample driveway parking
- Council tax band
- Four good sized bedrooms
- Dining room
- West facing garden
- Bathroom and guest WC
- EPC rating D

### Hallway



A good sized hallway with under stairs storage, stairs to the first floor and doors to:

### Kitchen / breakfast room

13'8 x 10'4 (4.17m x 3.15m)



A good sized kitchen with ample wall and base units with wood effect roll top work surfaces. Inset sink and drainer, four ring hob, oven extractor and dishwasher. Recess for the fridge freezer and washing machine. A double glazed window to the front, side door to the garden and double doors to the dining room.

### Dining room

14'8 x 10'4 (4.47m x 3.15m)



A light and airy room with patio doors to the patio and garden, carpeted, window to the side and an archway to the living room.

### Living room

18'5 x 11'7 (5.61m x 3.53m)



With two bay windows offering views over the garden and patio is this light and airy room, carpeted, feature gas fire place and a door to the hallway.

### WC

Comprising of a WC, wash hand basin and a window to the front.

### Landing

A good sized landing with loft access, cupboard housing the hot water cylinder and doors to:

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## Bedroom one

14'10 x 10'5 (4.52m x 3.18m)



Offering views over the rear garden is this good sized room carpeted and ample space for wardrobes.

## Bedroom three

11'8 x 8'8 (3.56m x 2.64m)



A good sized room with a double glazed window over looking the garden.

## Bedroom two

13'8 x 10'5 (4.17m x 3.18m)



A good sized room with a double glazed window to the front, carpeted and space for wardrobes.

## Bedroom four

16'10 x 8'6 (5.13m x 2.59m)



A light and airy room with a window to the front, carpeted and space for wardrobes.

### Bathroom

8'4 x 6'0 (2.54m x 1.83m)



A good sized bathroom comprising of a paneled bath with mixer tap, WC, wash hand basin and a separate shower cubical. Part tiled walls and a frosted window to the front.

### Garden

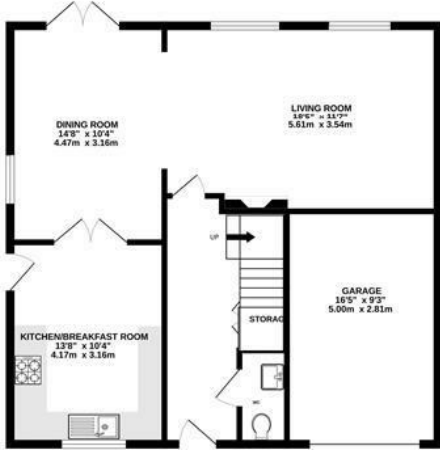


An easy to maintain west facing garden. that is perfect for those summer BBQ's. There is a paved patio area and to the rear there is a raised area that is laid to lawn. There is side access to the front.

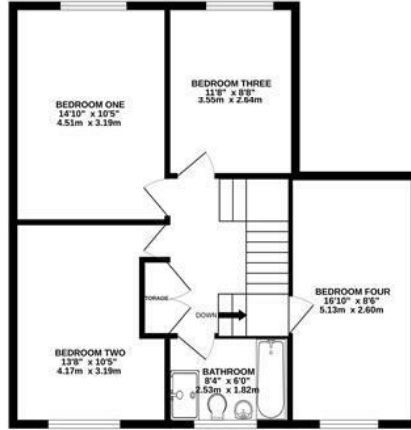
### Garage

A good sized garage that could be converted ( STP). Please note the garage ceiling lining is asbestos.

GROUND FLOOR  
823 sq.ft. (76.4 sq.m.) approx.



1ST FLOOR  
682 sq.ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA: 1505 sq.ft. (139.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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>78</b>
	<b>56</b>	

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC

