



**Henley Road  
Caversham, Reading, Berkshire RG4 6DS**

**£425,000**

**SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS: GREAT SIZED PRIVATE GARDEN & AMPLE PARKING:** Set within this sought after area of Caversham that offers easy access to both central Reading and central Caversham is this great sized period conversion that retains an abundance of period charm and character. The property offers flexible space that comprises of two/ three bedrooms, two bathrooms, two reception rooms, conservatory and off road parking for several cars. To the rear there is a fantastic south facing garden and decked terrace that is ideal for summer entertaining. To appreciate the space on offer call now to view.

## Henley Road, Reading, Berkshire RG4 6DS

- Period conversion
- Numerous period features
- Bay fronted living room
- Two/Three bedrooms
- Kitchen / dining area
- Conservatory
- Off road parking
- Fantastic garden
- Council tax band A
- EPC rating D

### Entrance hall

A good sized entrance hall with wood flooring, window to the side, archway to hall and doors to the bathroom and kitchen.

### Hall

A spacious hall, carpeted, storage cupboard and doors to:

### Living room

17'0 x 13'11 (5.18m x 4.24m)



A wonderful living room with a large bay fronted window to the front that allows plenty of natural light, carpeted, cast iron feature gas fire place, ceiling rose ceiling coving and picture rail.

### Bedroom two

10'9 x 7'4 (3.28m x 2.24m)



A light and airy room with sash windows to the side, ample space for wardrobes.

### Bedroom one

14'0 x 13'11 (4.27m x 4.24m)



A spacious room with numerous period features, fitted wardrobes, doors to the dining room and door to the shower room.

### Shower room

4'10 x 4'6 (1.47m x 1.37m)

A modern shower room comprising of a corner shower, wash hand basin, heated towel rail, tile floor and walls.

### Bathroom

7'0 x 6'2 (2.13m x 1.88m)



A modern and stylish bathroom comprising of 'Jacuzzi' style bath, WC, wash hand basin, extractor and tiled walls.

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### Kitchen

13'0 x 8'7 (3.96m x 2.62m)



A good sized kitchen with ample wall and base units, roll top work surfaces with two sinks, four ring gas hob, oven, extractor, recess for the dishwasher and fridge freezer. Cupboard housing the new boiler, large double glazed window over looking the garden, archway to the dining area and door to the conservatory.

### Dining area

10'11 x 7'10 (3.33m x 2.39m)



A good sized dining area that has double doors to the terrace and views over the garden.

### Study / bedroom three

9'2 x 8'11 (2.79m x 2.72m)



A good sized room with a window to the garden in the front half of the garage, ceiling spot lights and door to the garage.

### Conservatory

10'2 x 8'0 (3.10m x 2.44m)



A wonderfully bright room with doors to the decked terraced and views over the attractive garden.

### Garage / store

9'3 x 8'1 (2.82m x 2.46m)

Ample storage and door to driveway.

**Garden**



A fantastic south facing garden that is mainly laid to lawn with attractive shrub borders. To the rear there is a good sized shed and seating area. In addition there is a great sized raised decked terrace with a BBQ area that is accessed from the dining room and conservatory with views over the garden.

**Decked area**



A good size decked area overlooking the garden.

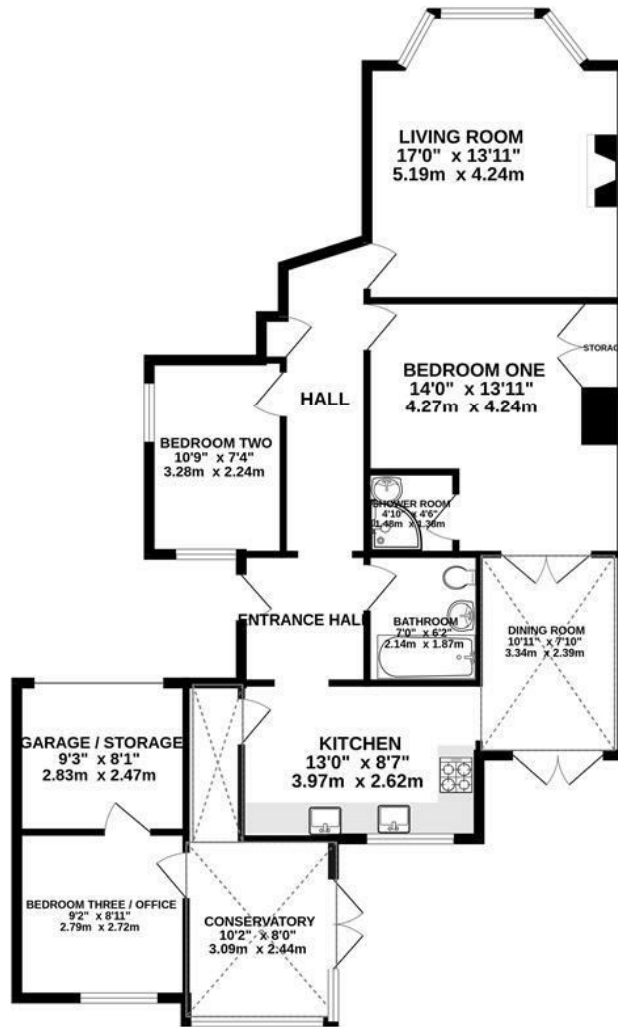
**Tenure**

Lease: Share of Freehold with an attached lease of 999 from 1987

Service charge: £98 pcm. The owners are the management company.

Ground rent: £0

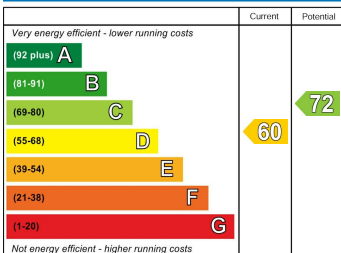
GROUND FLOOR  
1103 sq.ft. (102.4 sq.m.) approx.



TOTAL FLOOR AREA: 1103 sq.ft. (102.4 sq.m.) approx.

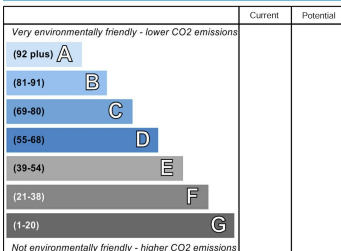
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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**



England & Wales  
EU Directive 2002/91/EC

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



England & Wales  
EU Directive 2002/91/EC

