



**Onslow Gardens
Caversham, Reading, Berkshire RG4 5HY**

£479,999

SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS: Set within this quiet Cul-de-sac is this modern and stylish semi detached house that offers easy access to both central Caversham and Reading. There is the ability to extend (STP) and the property has solar panels. The property is in the school catchment for the popular Hill Primary school and the local shops and amenities are only moments away. The property boasts three bedrooms and a stylish bathroom on the first floor. There is also access to a converted loft room. On the ground floor there is a light and airy bay fronted living room and a stylish kitchen. To the rear there is a great sized garden with a separate annex/home office. To the front there is parking for several cars.

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- Three bedrooms and loft room
- Quiet Cul-De-Sac location
- Feature log burner & Solar panels
- Driveway parking
- Council tax band C
- Semi detached house with Annex/home office
- Modern and stylish decoration throughout
- Modern kitchen with 'Miele' appliances
- Great sized garden
- EPC rating B

Hallway

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

Kitchen

12'4 x 8'11 (3.76m x 2.72m)



A modern and stylish kitchen with ample wall and base units. There is a Siemens hob and extractor, built in oven, built in Miele fridge freezer, recess for the washing machine and dishwasher. Double glazed window to the side, double glazed door to the garden, Laminate flooring.

Living room

19'9 x 11'1 (6.02m x 3.38m)



A light and airy bay front living room with a double glazed window to the front and patio doors to the attractive rear garden. Wood flooring and a feature cast iron log burner.

Landing

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

Bedroom one

11'1 x 10'6 (3.38m x 3.20m)



A light and airy room with a double glazed window overlooking the attractive rear garden, wood flooring, ample space for wardrobes and a period, feature fireplace

Bedroom two

11'1 x 9'1 (3.38m x 2.77m)



Offering views to the front is this good sized room with wood flooring and ample space for wardrobes.

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Bedroom three

9'0 x 6'11 (2.74m x 2.11m)



A light and airy room with a double glazed window to the rear and wood flooring.

Loft room

13'1 x 6'6 (3.99m x 1.98m)



A good sized loft room with a Velux window to the rear and non slip flooring, doors to the eaves storage and cupboard housing the solar panel hub.

Bathroom

5'9 x 4'10 (1.75m x 1.47m)



A modern and stylish bathroom comprising of a 'Jacuzzi' style bath, wall mounted shower, WC, wash hand basin. Tiled floor and fully tiled walls and window to the side of the property

Annex / home office

15'8 x 9'2 (4.78m x 2.79m)



A spacious and comfortable annexe with laminate flooring and windows looking over the garden in two directions. Open plan to the kitchen area and door to the shower room.

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Annex Kitchen area



Comprising of wall and base units, roll top work surfaces, two ring hob, recess for a washing machine and fridge freezer. Open plan to the living area

Annex shower room

9'1 x 2'9 (2.77m x 0.84m)

Tiled floor and walls with shower stall, hand basin and WC

Garden



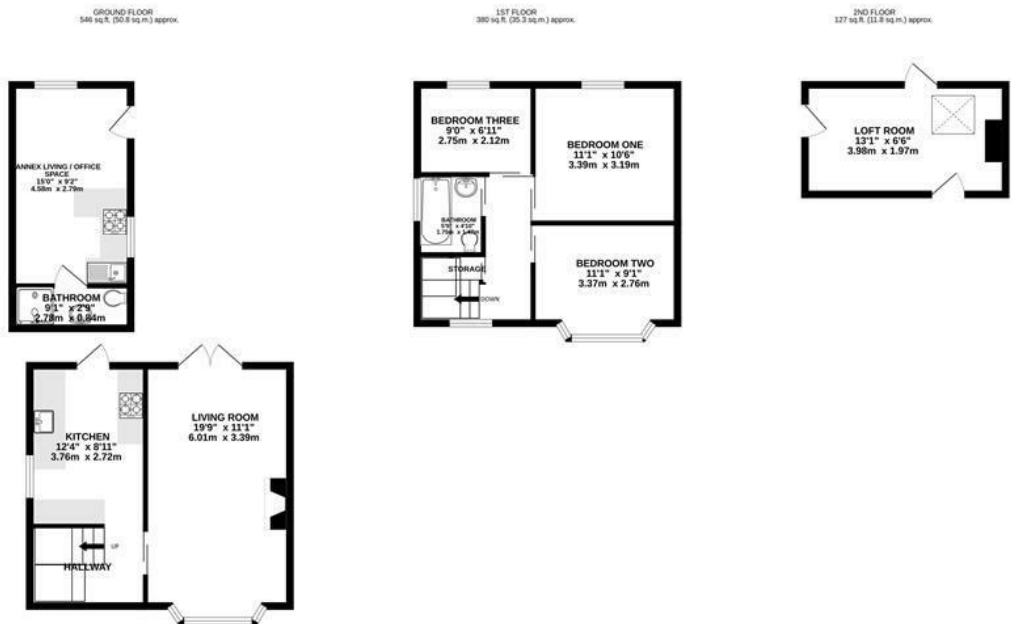
A great sized garden that is ideal for summer entertaining is an attractive patio area with seating that leads on to an area laid to lawn. To the rear there are raised beds that are used to grow vegetables and a garden shed to the rear. There is an array of attractive plants and fruit trees to the side. There is a gate to the shared driveway and the the door to the annex/home office.

Patio area



Solar panels

The property has the benefit of solar panels that also charge back to the grid for unused power.



TOTAL FLOOR AREA : 1053 sq.ft. (97.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	
(81-91) B	86 88
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	
Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(92 plus) A	
(81-91) B	
(69-80) C	
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