



**Goodrich Close  
Caversham, Reading, Berkshire RG4 6QZ**

**Offers In Excess Of £525,000**

**SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS: LARGE CORNER PLOT WITH POTENTIAL TO EXTEND (STP).** Set within this sought after area of Caversham Park Village is this extended link detached house. The property is situated on a corner plot that offers the potential for further extension (STP). The property offers generous and flexible living accommodation throughout. On the ground floor there is a fantastic 21' x 20' living room / dining room, two further reception/bedrooms, kitchen and a stylish wet room. On the first floor there are three double bedrooms and a stylish bathroom. To the rear there is large patio area that is ideal for those summer BBQ's and a great sized garden to the rear and side. In addition there is a garage / workshop, garden shed and to the front there is a driveway with parking for several cars.



## Goodrich Close, Reading, Berkshire RG4 6QZ

- Four / Five bedroom family home
- Open planned living and dining space
- Large garage / workshop
- Ample driveway for four / five cars
- Council Tax band D
- Galley style kitchen
- Caversham Park Primary and St Martins catchment area
- Wrap around garden
- Downstairs WC and wet room cars
- EPC rating D

### Kitchen

10'11" x 8'3" (3.35 x 2.53)



Side access to a galley style kitchen overlooking the front of the property and access into the entrance hallway. A large window overlooking the driveway and front of the property. Ample work surfaces and cupboards. White goods are not included.

### WC and wet room

8'3" x 3'3" (2.53 x 1.00)

A totally waterproofed modern wet / shower room including WC. Presented to a high standard throughout.

### Living / dining room

20'11" x 20'8" (6.40 x 6.31)



A spacious open plan living and dining area. A great space to entertain family and friends. Designed to accommodate both an

area to relax and dining area. A lovely family setting comprising space, room and comfort.

### Study / fourth bedroom

11'3" x 9'9" (3.43 x 2.98)



A versatile space that can be used as a home office or the fourth bedroom. Currently housing a large desk and office furniture with two windows overlooking different angles of the garden.

### Bedroom five

17'2" x 9'9" (5.23m x 2.97m)

A fully refurbished, decorated and carpeted garage conversion currently being used for storage which can be used as the fifth bedroom. A space which can easily house a kingsize bed and wardrobes. This room is located at the front of the property.

### Master bedroom

13'4" x 10'0" (4.08 x 3.05)



Sophisticated, fresh and inviting master bedroom space with built in wardrobes and window overlooking the rear garden.

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### Bedroom two

10'3" x 10'2" (3.14 x 3.12)



A smartly presented double bedroom which is carpeted positioned to the rear of the property.

### Bedroom three

10'0" x 9'3" (3.05 x 2.82)

Double bedroom with a carpeted floor, large windows and positioned to the front of the property.

### Family bathroom

8'3" x 7'6" (2.53 x 2.31)



Tiled modern bathroom with underfloor heating, large bath including shower, WC, sink and storage.

### Garage

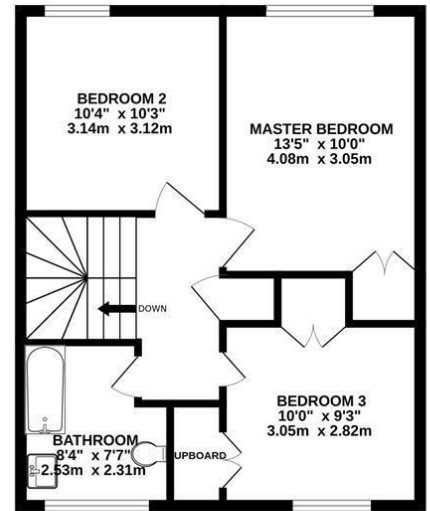
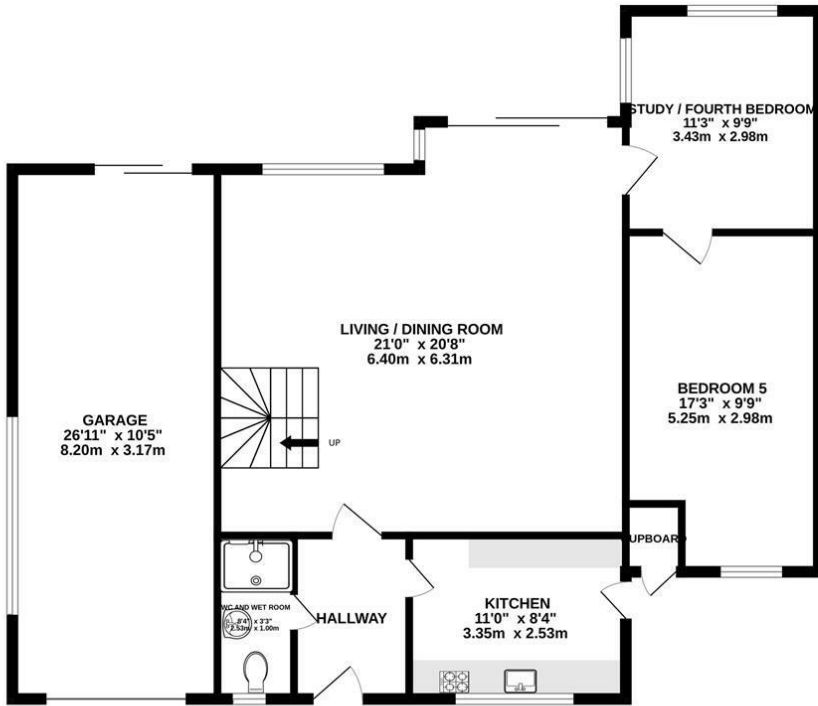
26'10" x 10'4" (8.20 x 3.17)

A large garage currently being used as a work shop and to store cars and bikes. Shelving on walls included.



GROUND FLOOR  
1475 sq.ft. (137.0 sq.m.) approx.

1ST FLOOR  
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA : 1983 sq.ft. (184.3 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>	<b>79</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>67</b>	
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	
EU Directive 2002/91/EC	
England & Wales	

