



**Hawthorne Road
Caversham, Reading, Berkshire RG4 6LY**

Chain Free £625,000

SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS: IDEAL DEVELOPMENT OPPORTUNITY : CHAIN FREE: Set within this sought after area of Caversham is this two double bedroom two bathroom detached house situated on this larger than expected plot. The property is ideal for redevelopment to a family home subject to planning. Internally there is a good sized living room, kitchen / diner and a large conservatory. To the front there is a driveway for several cars and to the rear there is a south facing garden that stretches approximately 175 ft. The property is ideally located for access to both Henley upon Thames and central Caversham and is offered with no onward chain.

Hawthorne Road, Reading, Berkshire RG4 6LY

- Chain free detached house
- Two bedrooms
- Living room & conservatory
- Driveway and off road parking
- Council tax band E
- Substantial development potential (STP)
- Two bathrooms
- Kitchen / diner
- Large south facing garden
- EPC rating D

Front garden



A good sized, gravelled front garden with driveway and parking for several cars, leading to the front door of the property and the workshop.

Hallway

Entrance hall with laminate flooring and porthole style window to the front of the property, doors leading to the kitchen/diner and living room with stairs to the first floor.

Living room

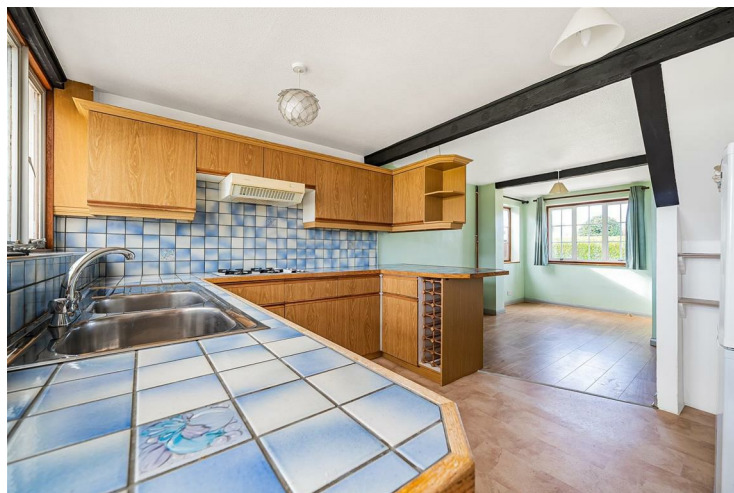
16'5" x 13'2" (5.02 x 4.02)



A spacious living room with carpeted floor, bay window to the front of the property, storage vestibule, double doors to the conservatory and serving hatch to the kitchen.

Kitchen diner

22'8" x 12'4" (6.93 x 3.77)



Large and spacious kitchen/diner with good amount of space in the dining area for dining table and chairs, laminate flooring leading to the kitchen area that has a good amount of eye level and base units, a breakfast bar, space for fridge freezer and dishwasher, built in double oven and gas hob with extractor. The kitchen additionally has a serving hatch to the living room and door to the conservatory.

Conservatory

24'7" x 7'10" (7.5 x 2.41)



A large, bright conservatory with vinyl flooring, double and side doors to the garden, built in storage and door to shower/utility room.

Shower room / utility

Shower room with vinyl flooring, frosted window to the side of the property, shower, WC, sink and space for a washing machine and tumble drier.

Landing

Carpeted landing with doors leading to the bedrooms and bathroom.

Bedroom one

17'3" x 15'1" (5.28 x 4.62)

Spacious bedroom with ample built in storage with eaves

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storage, built in wardrobes, drawers and dressing table. The bedroom has large windows overlooking both the front and back gardens along with a Juliet balcony overlooking the rear garden.

Bedroom two

12'1" x 9'0" (3.69 x 2.76)

A good sized, double bedroom with built in wardrobes and additional storage along with a large window overlooking the front of the property.

Bathroom

Bathroom with corner bath, WC, sink, heated towel rail and frosted windows to both the side of the property and overlooking the garden.

Rear garden



An extremely extensive garden with various out buildings, a patio adjacent to the house, side access to the front of the property and a circular patio in the centre of the very large lawn.

Titles

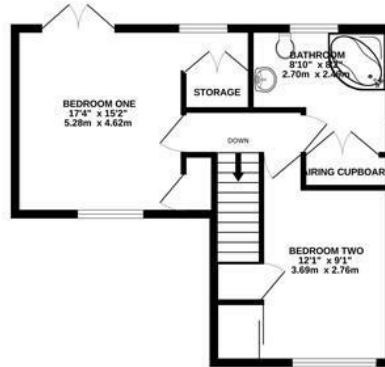


There are two titles being sold BK384688 & BK390460.

GROUND FLOOR
775 sq.ft. (72.0 sq.m.) approx.



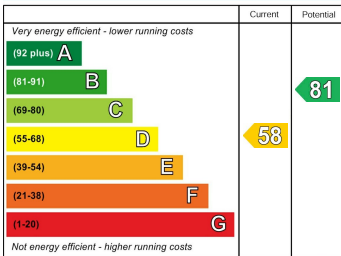
1ST FLOOR
445 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA: 1220 sq.ft. (113.3 sq.m.) approx.

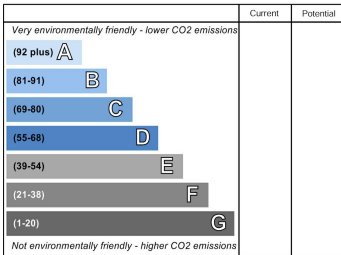
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



England & Wales EU Directive 2002/91/EC

