



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

Chain Free £925,000

Ideally located for access to both central Caversham and Henley Upon Thames is this larger than expected detached house set on generous plot. The property boasts six bedrooms and two bathrooms on the first floor. On the ground floor there are six separate living spaces, a good sized 'L' shaped kitchen and shower room. To the rear there is a great sized garden and a paved patio area that is ideal for summer entertaining. To the front there is ample off road parking and access to the garage. To appreciate the space on offer and the versatility of space call now to view.

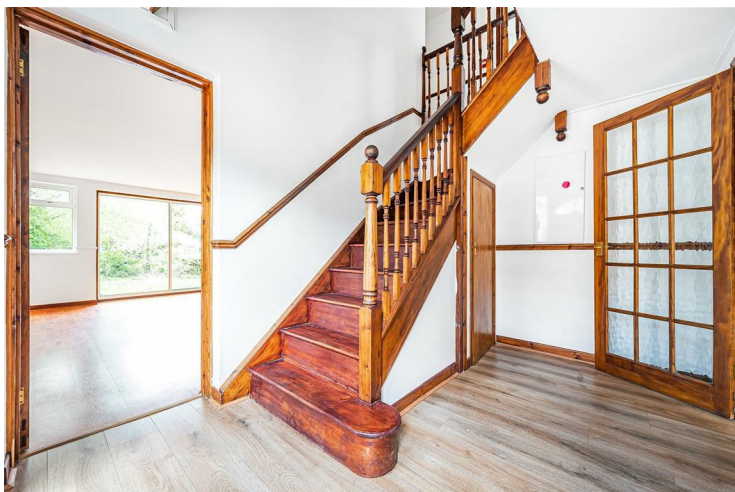
Micklands Road, Reading, Berkshire RG4 6LT

- Chain free detached house
- Flexible living accomdation
- Six separate reception areas
- Garage and off road parking
- EPC rating E
- Easy access to central Caversham and Henley upon Thames
- Six bedrooms and three bathrooms
- 'L' shaped kitchen
- Great sized garden & patio
- Council tax F

Front garden / driveway

A good sized front driveway with space for several cars, shrub borders and side access to the rear garden

Entrance hall



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

Living room

16'4 x 14'9 (4.98m x 4.50m)



A light and airy room with sliding patio doors to the garden, wood effect flooring and double doors to the dining room.

Dining room

16'4 x 9'7 (4.98m x 2.92m)



Offering views over the rear garden is this light and airy room, parquet wood flooring and doors to the study.

Study

12'9 x 7'8 (3.89m x 2.34m)



A spacious room with wood effect flooring, window to the side and door to the garden.

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Kitchen

15'3 x 12'8 (4.65m x 3.86m)



A 'L' shaped kitchen with ample wall and base units. Wood effect work surfaces with an inset sink and drainer, four ring hob, oven and recess for the fridge/freezer. Splash backs and doors to breakfast room, study and shower room.

Shower room

7'11 x 5'2 (2.41m x 1.57m)

Comprising of a WC, wash hand basin and shower cubical. Part tiled walls and window to the side.

Study

8'5 x 8'3 (2.57m x 2.51m)

Offering views to the front is this light and airy room with laminate wood flooring.

Breakfast room

10'6 x 7'2 (3.20m x 2.18m)



A light and airy room with a window to the side, door to the hallway and family room.

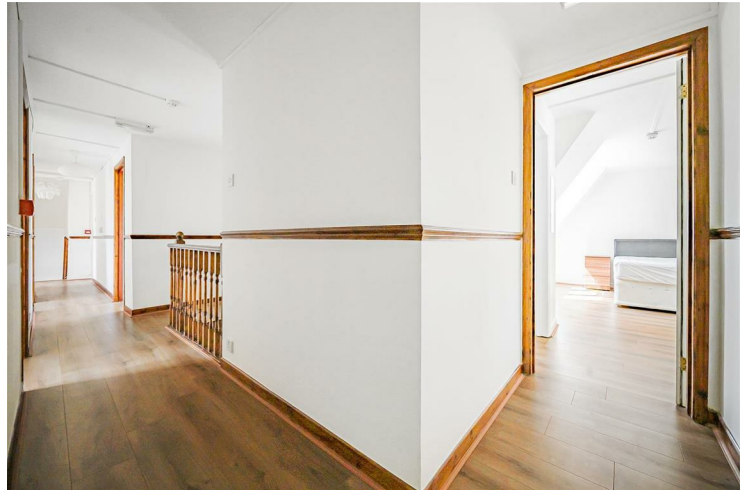
Family room

16'5 x 10'8 (5.00m x 3.25m)



Offering views to the front is this good sized room, fire place and rear stairs to the first floor.

Landing



A large landing with loft access, storage cupboard and doors to:

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Bedroom one

16'5 x 14'7 (5.00m x 4.45m)



A bright room with windows to the front and to the rear overlooking the garden, ample space for wardrobes, wood effect flooring and door to the en suite.

Bedroom two

17'2 x 11'8 (5.23m x 3.56m)



A bright room with a large window offering views over the rear garden. Wood effect flooring and ample space for wardrobes.

En suite



Comprising of a paneled bath with a wall mounted shower, wash hand basin, WC and window to the side.

Bedroom three

13'8 x 7'2 (4.17m x 2.18m)



Offering views to the side is this good sized room, laminate wood flooring and ample space for wardrobes.

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Bedroom four

11'7 x 10'4 (3.53m x 3.15m)



A light and airy dual aspect room with ample fitted wardrobes and laminate wood flooring.

Bedroom six

8'11 x 6'0 (2.72m x 1.83m)



Offering views to the side with this bright room, wood effect flooring and cupboard housing the hot water cylinder.

Bedroom five

11'7 x 8'6 (3.53m x 2.59m)



Offering views to the front and side is this good sized room, fitted wardrobes and wood effect flooring.

Bathroom

7'1 x 6'4 (2.16m x 1.93m)



Comprising of a paneled bath with a wall mounted shower, WC, wash hand basin and window to the side.

Garage

14'9 x 9'10 (4.50m x 3.00m)

A good sized garage that has been partially converted into a home office.

Garden



A great sized garden that is easy to maintain. The garden is mainly laid to lawn and has a raised patio area that is ideal for those summer BBQ's

Services

Water. Mains

Drainage. Mains

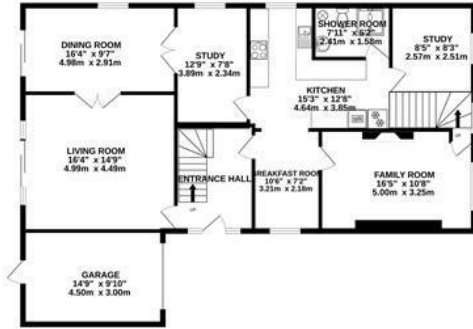
Electricity. Mains

Hearing. Gas

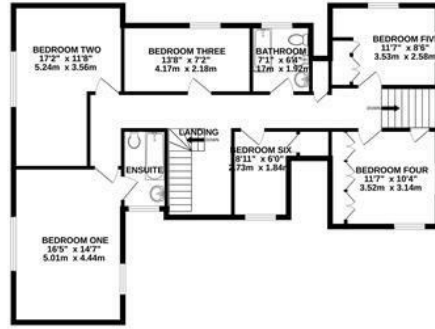
Mobile phone. The vendor is not aware of any specific restricted mobile phone coverage

Broadband. Ultrafast, obtained from Ofcom

GROUND FLOOR
1295 sq.ft. (120.3 sq.m.) approx.



1ST FLOOR
1082 sq.ft. (100.5 sq.m.) approx.



TOTAL FLOOR AREA : 2377 sq.ft. (220.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 listed 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) A	74
(81-91) B	
(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	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	74
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
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