



**Peppard Road  
Caversham, Reading, Berkshire RG4 8NH**

**Chain Free £690,000**

**SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS:** Located only moments from the center of Caversham and within easy reach of Reading train station with its fast links to London is this well presented bay fronted semi detached house that retains numerous period features. The property has scope for substantial extension (STP). The property boasts three bedrooms and a good sized bathroom the first floor.

On the ground floor there are two good sized reception rooms and bright kitchen. To the rear there is fantastic 80' garden that is ideal for summer entertaining. To the front there is a good sized driveway and garage



## Peppard Road, Reading, Berkshire RG4 8NH

- Chain free character home
- Three bedrooms
- Two reception rooms
- Driveway parking and garage
- EPC rating D
- Popular schools and nursery near by
- Ample scope for extension
- Kitchen & bathroom
- Great sized garden
- Council tax band F

### Front garden



An attractive front garden with shrub borders, driveway and side gate to the rear.

### Hallway



A good sized hallway with under stairs storage, feature stain glassed window to the front and doors to:

### Living room 14'5 x 13'3 (4.39m x 4.04m)



A light and airy bay fronted room with a feature gas (untested) fireplace, carpeted and picture rail.

### Dining room 13'11 x 11'4 (4.24m x 3.45m)



Offering views over the rear garden is this light and airy room, carpeted and fire place.

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## Kitchen

10'6 x 7'10 (3.20m x 2.39m)



A good sized kitchen with ample wall and base units. Roll top work surfaces with an inset four ring gas hob, oven, extractor, fridge freezer and space for the washing machine. Under stairs storage cupboard, window and door to the side garden.

## Landing



A good sized landing with loft access, a featured stained glass window to the side and doors to:

## Bedroom one

14'7 x 11'4 (4.45m x 3.45m)



Offering views to the front is this light and airy room, carpeted, picture rail and storage cupboard.

## Bedroom two

14'6 x 11'3 (4.42m x 3.43m)



Offering views over the attractive garden is this good sized room, fitted cupboard and stripped wood flooring.



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## Bedroom three

7'11 x 7'5 (2.41m x 2.26m)



Carpeted with a double glazed window to the front.

## Bathroom

7'11 x 7'0 (2.41m x 2.13m)



Comprising of a paneled bath with mixer tap and a wall mounted shower. Built in sink with storage cupboards, cupboard housing the boiler and window to the side.

## WC

Comprising of a WC and window to side.

## Garage

14'1 x 7'7 (4.29m x 2.31m)

A good sized garage with doors to the front and side access.

## Garden



A great sized garden that stretches approximately 80' that is perfect for summer entertaining. There is a good sized paved patio area with a green house and sized access. The garden is mainly laid to lawn with attractive shrub borders and a garden shed to the rear.

## Services

Water. Mains  
Drainage. Mains  
Electricity. Mains  
Heating. Gas

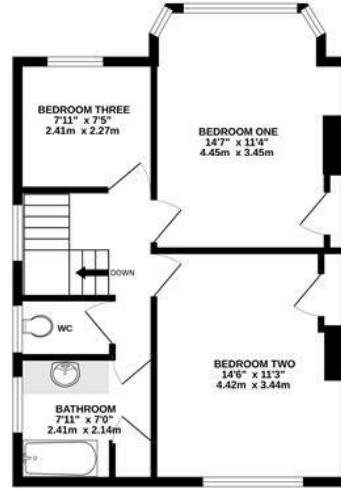
Mobile phone. The vendor is not aware of any specific restricted mobile phone coverage

Broadband. Ultrafast, obtained from Ofcom

GROUND FLOOR  
625 sq.ft. (58.1 sq.m.) approx.



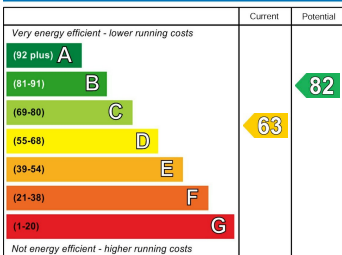
1ST FLOOR  
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA: 1132 sq.ft. (105.2 sq.m.) approx.

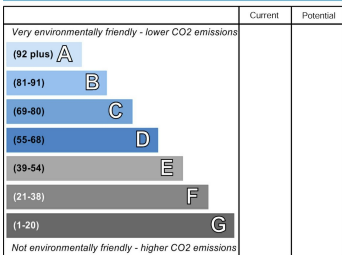
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been 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

