



**Ilkley Road
Caversham Heights, Reading, Berkshire RG4 7BD**

Chain Free £775,000

SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS: Set within this sought after area of Caversham Heights with the Heights Primary school a short distance away is this spacious detached three/four bedroom house. The property boasts generous flexible accommodation over two floors and has the potential to extend (STP). On the first floor there are three really good sized bedrooms and a large bathroom. On the ground floor there is a good sized kitchen, separate dining room, bright living room with a fire place and the fourth bedroom / third reception room. To the rear there is a large garden ideal for summer entertaining and to the front there is a garage and ample parking for several cars. To appreciate the space on offer call now.

Ilkley Road, Reading, Berkshire RG4 7BD

- Caversham Heights
- Three /Four bedrooms
- Good sized kitchen
- Garage and driveway parking
- EPC Rating E
- Detached family house
- Three /Two reception rooms
- Large attractive garden
- Council Tax Band F
- Potential to extend STP

Porch

Large tiled porch area with a door leading to the hallway.

Entrance hall

18'10 x 10'4 (5.74m x 3.15m)



A great sized wide and welcoming entrance hall with parquet flooring, doors to all downstairs rooms & staircase. Cupboard for housing shoes and coats.

Cloakroom

Downstairs cloakroom with WC, sink, radiator, recess for the washing machine in alcove.

Living room

15'8" x 13'1" (4.8 x 4)



A good sized dual aspect living room with French doors to the attractive garden. Working fireplace, glass doors to dining room.

Dining room

10'5" x 10'5" (3.2 x 3.2)



Laminate wood floored dining room with large windows overlooking the the garden, serving hatch to kitchen, door to entrance hall.

Kitchen

15'8" x 9'11" (4.78m x 3.02m)



A modern kitchen with ample wall and base units, roll top work surfaces with an inset sink and drainer, 'Neff' four ring gas hob, oven and recess for the dishwasher and fridge freezer. Tiled floor, window over looking the garden, door to the original 'walk-in larder' and door to the garden.

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Bedroom Four / Family room

13'0" x 13'0" (3.96m x 3.96m)



Carpeted double bedroom at front of property on ground floor with large window overlooking the driveway and front garden.

Landing



Large light carpeted landing, with windows to front, doors to upstairs rooms. Large airing cupboard.

Bedroom One

15'8" x 9'10" (4.78m x 3.00m)



Laminate wood floor double bedroom with built in wardrobes along one side, plus an additional storage cupboard, window overlooking rear garden.

Bedroom Two

13'0" x 11'8" (3.96m x 3.56m)



Laminate wood floor double bedroom with large window overlooking rear garden, built in storage cupboard.

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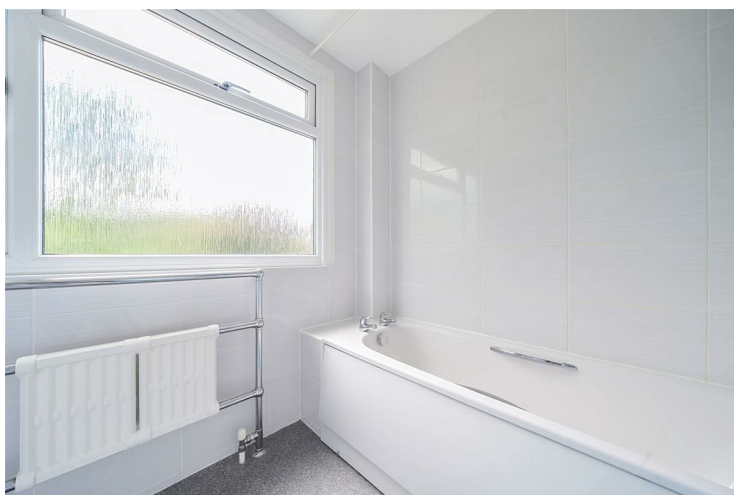
Bedroom Three

13'0" x 10'2" (3.96m x 3.10m)



Laminate wood floor double bedroom at front of property with two velux windows, storage cupboard in the eaves.

Bathroom



A good sized modern bathroom, with large sink, bath with a wall mounted shower, heated towel rail and a frosted window to the rear.

WC

A separate WC with a door to the large storage cupboard in the eaves.

Garden



A large private rear enclosed garden, with patio immediately outside the rear of the property ideal for those summer BBQ's. The garden is mainly laid to lawn with herbaceous borders. Towards the rear separated by a shaped hedge is a vegetable plot, shed, compost area and large fir tree. Side access via gate.

Garage and driveway

16'8 x 9'9 (5.08m x 2.97m)



A good sized driveway with shrub borders and space for several cars. Door to the garage.

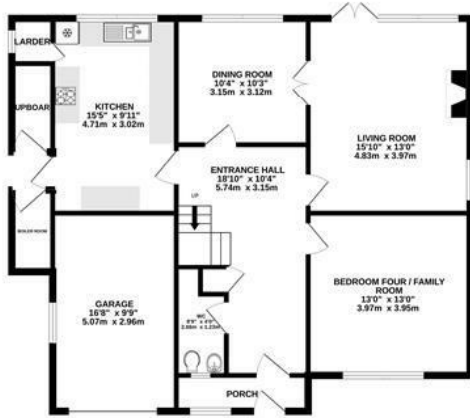
Services

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

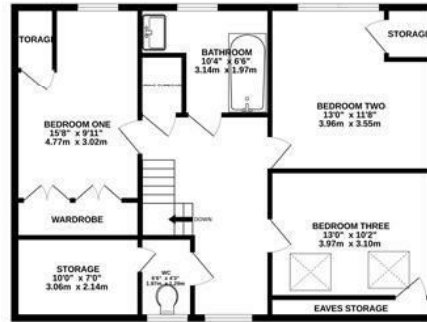
Mobile phone. The vendor is not aware of any specific restricted mobile phone coverage

Broadband. Ultrafast, obtained from Ofcom

GROUND FLOOR
1075 sq.ft. (99.9 sq.m.) approx.



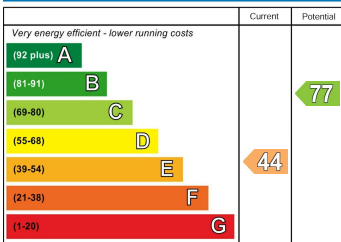
1ST FLOOR
841 sq.ft. (78.1 sq.m.) approx.



TOTAL FLOOR AREA: 1916 sq.ft. (178.0 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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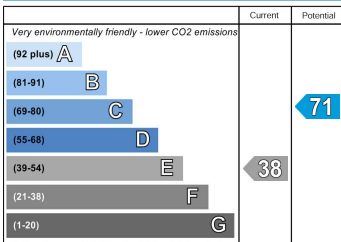
Energy Efficiency Rating



England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



England & Wales

EU Directive 2002/91/EC

