



**Woodlands Grove  
Caversham, Reading, Berkshire RG4 6NB**

**Guide Price £650,000**

GUIDE PRICE £650,000 to £675,000: Set within this quiet Cul-De-Sac within easy reach of central Caversham is this well maintained detached house. The house has been extended on the ground floor to offer a good sized kitchen / breakfast room, utility room, dining room and a light and airy living room. On the first floor there are four good sized bedrooms and two bathrooms. In addition there is an integral garage. To the rear there is an easy to maintain garden and to the front there is front garden and driveway parking for several cars. To appreciate the space on offer call now to view.

## Woodlands Grove, Reading, Berkshire RG4 6NB

- Good sized living room
- Kitchen / breakfast room
- Four double bedrooms
- Garage & Driveway parking
- EPC rating D
- Dining room
- Utility and downstairs WC
- Two bathrooms ( one en suite)
- Easy to maintain garden
- Council tax band F

### Hallway

A welcoming, carpeted hallway with doors to living room, dining room, kitchen, WC and understairs storage.

### Living room

10'11" x 20'9" (3.34 x 6.33)



A spacious, carpeted living room with feature fireplace, windows overlooking both the front and back gardens and double doors to the dining room.

### Dining room

7'10" x 12'7" (2.41 x 3.86)



A good sized, carpeted dining room with window overlooking the rear garden, double doors to the living room and door to the hallway.

### Kitchen / breakfast room

20'6" x 12'7" (6.26 x 3.86)



A sizeable, tiled kitchen/breakfast room with double doors leading to the garden, door to the utility room, windows overlooking the rear garden and the side of the property, space for dishwasher, fridge and range style oven and hob. Plenty of room for a table and chairs.

### Utility room

6'5" x 8'7" (1.96 x 2.64)



Tiled floor with windows to the side of the property, plenty of built in storage and door to the garage.

# Woodlands Grove, Reading, Berkshire RG4 6NB

## WC



Tiled floor, heated towel rail, WC and sink.

## Bedroom one

11'1" x 13'10" (3.4 x 4.24)



A good sized, carpeted double bedroom with built in storage, window overlooking the front garden and door to the en suite.

## Landing



A spacious landing with carpet, window overlooking the front garden, built in storage and doors to the bathroom and bedrooms.

## En suite



A good sized en suite with vinyl flooring, corner shower, WC, sink, built in storage and frosted window overlooking the rear.

## Woodlands Grove, Reading, Berkshire RG4 6NB

### Bedroom two

10'11" x 12'0" (3.34 x 3.68)



A carpeted double bedroom with window overlooking the garden.

### Bedroom four

8'2" x 9'4" (2.51 x 2.87)



A carpeted bedroom with window overlooking the rear garden.

### Bedroom three

10'11" x 8'8" (3.34 x 2.65)



A carpeted double bedroom with window overlooking the front garden.

### Bathroom



A good sized bathroom with vinyl flooring, frosted window overlooking the rear garden, bath with shower, sink, WC and heated towel rail.

# Woodlands Grove, Reading, Berkshire RG4 6NB

## Rear garden



A peaceful and welcoming garden, mostly laid to lawn with flower borders, crazed patio and side access to the front of the property.

## Front garden & driveway



A neat low maintenance front garden, mostly laid to lawn with driveway parking for two cars leading to the two garage doors.

## Garage

Sizeable storage that has two garage doors leading to the driveway.

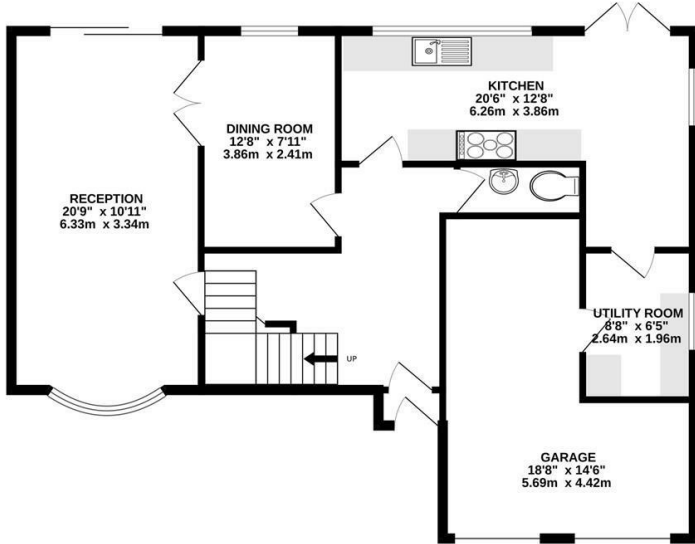
## Services

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

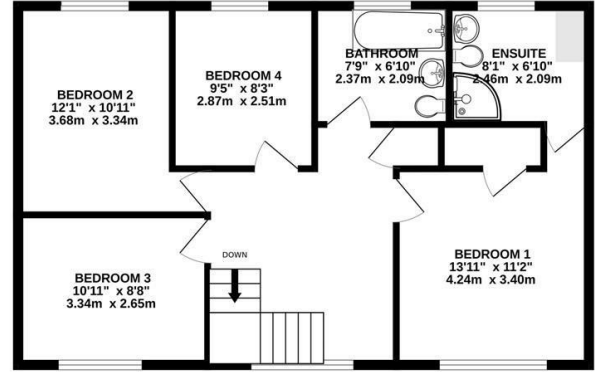
Mobile phone. The vendor is not aware of any specific restricted mobile phone coverage

Broadband. Ultrafast, obtained from Ofcom

GROUND FLOOR  
956 sq.ft. (88.8 sq.m.) approx.



1ST FLOOR  
685 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA : 1641 sq.ft. (152.4 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.  
Made with Metropix ©2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>53</b>	<b>71</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
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		

