



**Lower Henley Road  
Caversham, Reading, Berkshire RG4 5LD**

**£490,000**

Set within sought after area of Caversham that offers easy access to central Reading position is this extended semi detached house with an elevated position. The property boasts three double bedrooms and an en suite bathroom on the first floor. On the ground flooring there is a good sized modern kitchen/breakfast room, separate dining room, light and airy living room and a conservatory. To the rear there is an easy to maintain garden with a raised decked area that is ideal for summer entertaining. To appreciate the space on offer call now to view.



## Lower Henley Road, Reading, Berkshire RG4 5LD

- Three double bedrooms
- Light and airy living room
- Great sized kitchen/breakfast room
- Elevated position with views towards the Reading skyline
- EPC rating TBC
- Two bathrooms (one en suite)
- Conservatory and dining room
- Easy to maintain garden with raised decked area
- Easy access to central Caversham and Reading mainline station
- Council tax band C

### Front garden



A good sized front garden laid to lawn with side access to the rear.

### Hallway

A good side hallway with stairs to the first floor and doors to:

### Shower room

7'0" x 6'2" (2.13m x 1.88m)



A modern and stylish shower room comprising of a walk in shower, WC, wash hand basin, heated towel rail and ceiling spotlights. Tiled floor, tiled walls and a window to the front.

### Dining room

10'10" x 8'10" (3.30m x 2.69m)



Offering views over the rear garden is this good sized room, carpeted, door to the kitchen and archway to the living room.

### Living room

15'6" x 11'1" (4.72m x 3.38m)



A light and airy room with a bay window to the front, carpeted and doors to the conservatory.



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## Conservatory

10'0 x 9'2 (3.05m x 2.79m)



Offering views and easy access to the garden is this good sized conservatory, tiled floor and sliding doors to the living room.

## Kitchen / breakfast room

15'6 x 12'1 (4.72m x 3.68m)



A larger than expected kitchen /breakfast room with ample wall and base units. Roll top work surfaces with an inset sink and drainer, four ring hob, double oven, fridge freezer, recess for the washing machine and dryer. Breakfast bar, window to the front, window and door to the rear garden.

## Landing

Carpeted, loft access, window to the rear and doors to:

## Bedroom one

15'6 x 12'1 (4.72m x 3.68m)



A good sized room with a window to the front, carpeted and ample space for wardrobes.

## En suite

8'1 x 5'5 (2.46m x 1.65m)



Comprising of a panelled bath with a wall mounted shower, wash hand basin and WC. Part tiled walls and a window to the rear.

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### Bedroom two

15'5 x 11'2 (4.70m x 3.40m)



A good sized room with ample space for wardrobes, carpeted and a window to the front and a window overlooking the rear garden.

### Bedroom three

12'4 x 7'9 (3.76m x 2.36m)



A good sized room with a window to the front and a good sized airing cupboard housing the boiler.

### Garden



An easy to maintain garden that is mainly laid to lawn. There is a paved patio area with side access. To the rear there is a raised decked area that is ideal for summer entertaining with a large shed.

### Services

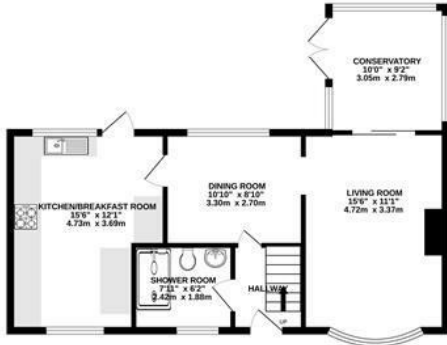
Water. Mains  
Drainage. Mains  
Electricity. Mains  
Heating. Gas

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

Broadband. Ultrafast, obtained from Ofcom



GROUND FLOOR  
621 sq.ft. (57.7 sq.m.) approx.



1ST FLOOR  
530 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA: 1152 sq.ft. (107.0 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**

	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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

**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		

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