



**Queensway  
Caversham, Reading, Berkshire RG4 6SQ**

**£475,000**

Set within this sought after area of Caversham Park Village that is only moments from Clayfield Copse is this recently refurbished semi detached home. The property boasts three great sized bedrooms and a stylish bathroom on the first floor. On the ground floor there is a larger than expected modern kitchen, family room / dining room and a light and airy living room overlooking the attractive garden. To the rear there is a good sized West facing garden and decked area that is ideal for summer entertaining. To the front there is ample parking for several cars. To appreciate the space on offer call now to view.

## Queensway, Reading, Berkshire RG4 6SQ

- Modern and stylish semi detached house
- Three double bedrooms
- Modern and stylish bathroom
- Great sized modern kitchen & separate family / dining room
- Only moments to picturesque Clayfield Copse
- Living room / dining room
- Paved driveway with off road parking for several cars
- Good sized West facing garden
- EPC rating tbc
- Council tax C

### Hallway

A smart and welcoming hallway with tiled flooring, doorway to the family room and arch to kitchen.

### Kitchen

11'8" x 14'9" (3.56 x 4.5)



Modern and stylish kitchen with tiled floor, plenty of worktop space, eye and base level units, space for a washing machine, dishwasher, range style oven and fridge freezer with built in extractor, window overlooking the front of the property and door to living room/dining room.

### Family room

8'5" x 14'9" (2.57 x 4.5)



A nice sized additional reception room that could work as a study, play room or snug, with wood flooring and a good sized window overlooking the front of the property.

### Living room / dining room

20'1" x 16'6" (6.14 x 5.05)



A very spacious room with wood flooring, window and sliding door leading to the garden, a built in, shelved walk in cupboard and large cupboard under the stairs. Plenty of space for a dining table.

### Landing

Landing with traditional floorboards and doors leading to the bedrooms, bathroom and built in storage.

### Bedroom one

10'4" x 13'5" (3.17 x 4.11)



A very good sized master bedroom with built in double wardrobe, wood flooring and window overlooking the garden.

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### Bedroom two

10'4" x 10'7" (3.17 x 3.24)



A good sized double bedroom with built in double wardrobe, wood flooring and window overlooking the front of the property

### Bedroom three

9'8" x 10'6" (2.96 x 3.21)



Double bedroom with wood flooring and window overlooking the garden.

### Bathroom



A modern bathroom with tiled floor, oval bath, WC, twin sinks with storage, spacious shower cubicle and two frosted windows overlooking the front of the property.

### Garden



A very pleasant garden with a good amount of lawn and decking with side access to the drive which has ample parking.

### Services

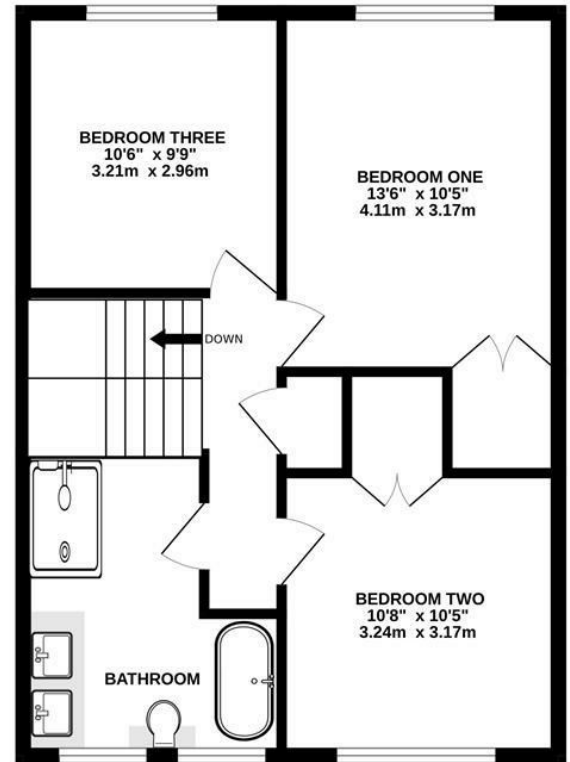
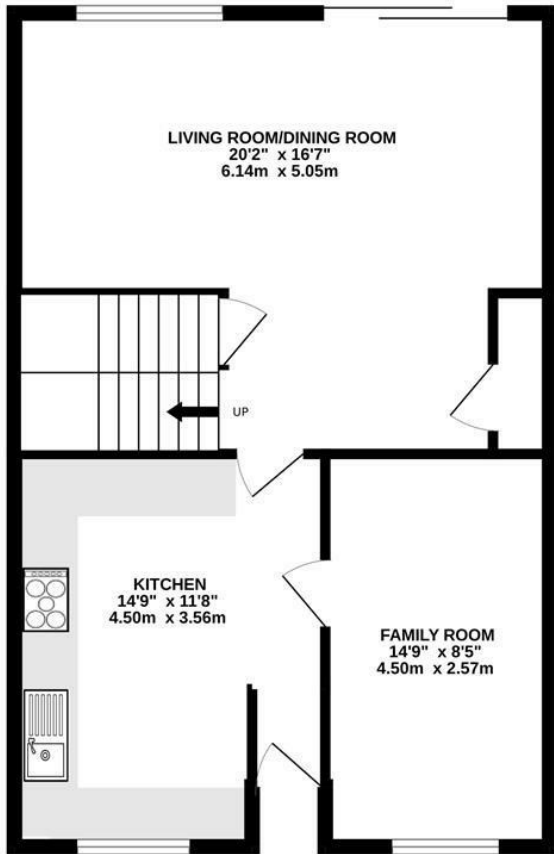
Water. Mains  
Drainage. Mains  
Electricity. Mains  
Heating. Gas

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  
562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA : 1187 sq.ft. (110.3 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	
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>	
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