



**Balmore Park  
Caversham, Reading, Berkshire RG4 8PU**

**Guide Price £900,000**

**SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS: GUIDE PRICE £900,000 to £925,000:** Situated within this quiet & sought after location that is only moments from Balmore Park and is in easy reach of both central Caversham and Reading mainline station is this recently refurbished detached home. The property does have planning permission for further extension. The property boasts four good sized double bedrooms and two stylish bathrooms on the first floor. On the ground floor there is flexible space that boasts a bay fronted living room with a feature fire place, dining room, breakfast room, modern kitchen and a utility room. In addition there is a double garage that has been partially converted into a games room. To the rear there is an easy to maintain garden that is perfect for summer entertaining. To the front there is driveway parking for several cars.



## Balmore Park, Reading, Berkshire RG4 8PU

- Four double bedrooms
- Two reception rooms
- Utility & guest WC
- Off road parking for several cars
- Council tax band D
- Two bathrooms ( one en suite)
- Kitchen / breakfast room
- Double garage / games room
- Moments to Balmore Park & central Caversham
- EPC rating D

### Hallway

A welcoming entrance hall with wood flooring, doors to WC, breakfast room, and living room with stairs to the first floor.

### WC

Tiled floor, WC and sink.

### Living room

17'8 x 13'5 (5.38m x 4.09m)



A spacious, carpeted living room with bay window to the front, remote controlled feature electric fire and double doors to the dining room.

### Dining room

11'4 x 10'9 (3.45m x 3.28m)



Carpeted dining room with window to the garden, double doors to the living room and door to the breakfast room.

### Breakfast room

10'10 x 8'0 (3.30m x 2.44m)



Good sized breakfast room with wooden floor, patio door to the garden and arch to the kitchen.

### Kitchen

12'4 x 9'9 (3.76m x 2.97m)



A modern and stylish kitchen with tiled floor, window overlooking the garden above double sink with drainer, granite worktops, large induction hob, extractor, oven, fridge freezer and dishwasher. Door to utility room.

## Baltimore Park, Reading, Berkshire RG4 8PU

### Utility

12'4 x 5'7 (3.76m x 1.70m)



Utility room with tiled floor, exterior door to the side of the property and window to the side, sink and drainer, space for washing machine and tumble drier and door leading to the garage.

### Landing

Carpeted stairs and landing with doors leading to bedrooms and family bathroom.

### Bedroom one

19'4 x 15'9 (5.89m x 4.80m)



A very spacious master bedroom with carpeted floor, windows to the front and side of the property, two double built in wardrobes and door to the ensuite bathroom.

### En suite

8'2 x 6'4 (2.49m x 1.93m)



A smart and modern, tiled ensuite bathroom with bath, sink, WC, heated towel rail and velux window to the rear of the property.

### Bedroom two

15'5 x 12'6 (4.70m x 3.81m)



A very spacious, carpeted double bedroom with built in double wardrobe and window overlooking the garden.



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### Bedroom three

12'8 x 10'11 (3.86m x 3.33m)



A very good sized, carpeted bedroom with bay window overlooking the front of the property and built in double wardrobe.

### Bathroom

7'6 x 6'9 (2.29m x 2.06m)



Tiled bathroom with shower cubicle, large sink with storage, WC, heated towel rail and frosted window to the rear.

### Bedroom four

10'6 x 8'10 (3.20m x 2.69m)



Comfortable double bedroom with carpet, single built in wardrobe and window to the front of the property.

### Garage / games room

17'5 x 15'9 (5.31m x 4.80m)



A very good sized double garage that is currently in use as a games room with double doors to the front and door to the utility room and carpeting.

**Garden**



A comfortable and welcoming garden with good amount of patio area, bark covered play area with a good sized, easy maintenance lawn at both the front and rear of the property. There is side access to the drive to one side of the property and space for storage and a shed on the other side.

**Services & estate charge**

Estate charge: £300pa for gardening and lawns.

Water. Mains

Drainage. Mains

Electricity. Mains

Heating. Gas

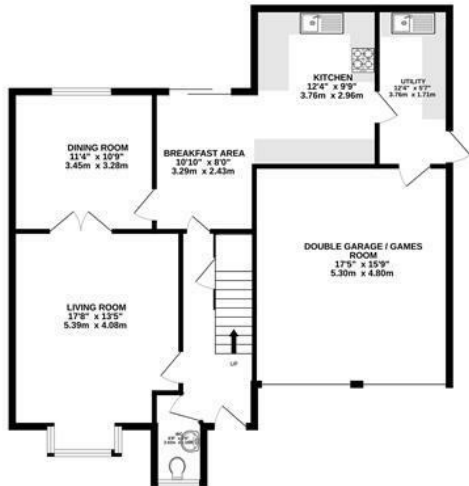
Mobile phone. The vendor is not aware of any specific restricted mobile phone coverage

Broadband. Superfast, obtained from Ofcom

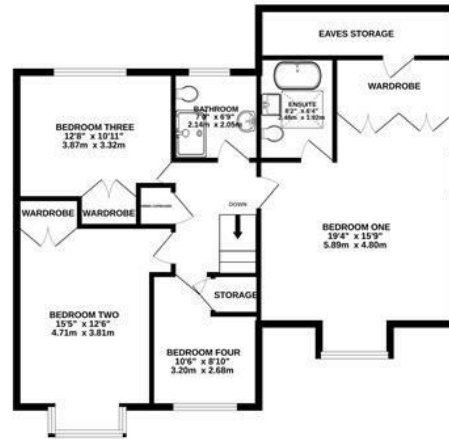
**Planning permission**

Planning permission has been granted and can be reviewed on the Reading Borough Council website under application number 240271

GROUND FLOOR  
1012 sq.ft. (94.0 sq.m.) approx.



1ST FLOOR  
934 sq.ft. (86.8 sq.m.) approx.



TOTAL FLOOR AREA: 1946 sq.ft. (180.8 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>		79
(81-91) <b>B</b>		
(69-80) <b>C</b>	67	
(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		
<b>England &amp; Wales</b> 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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