



**Rosebery Road
Tokers Green, Reading, Oxfordshire RG4 9EL**

Offers Invited £575,000

Set within this quiet semi rural location that offers easy access to both the picturesque South Oxfordshire country side and central Caversham & Reading is this good sized detached chalet bungalow that is in need of updating. The property offers three good sized rooms bedrooms and a bathroom on the first floor. On the ground floor there is a good sized living room, kitchen/diner, utility, shower room and the fourth bedroom / second reception room. To the front there is ample parking and a garage. To the rear there is good sized Southerly facing garden. To appreciate the space on offer call now to view.

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- Detached house
- Two bathrooms
- Kitchen / diner
- Garage & driveway parking
- Council tax band F
- Three / four double bedrooms
- Good sized living room
- 2nd reception room & utility
- Semi rural location
- EPC rating D

Entrance hall



Spacious entrance hall with parquet flooring, understairs storage and doors leading to living room, kitchen/dining room, third bedroom, shower room and garage.

Living room

18'9 x 11'1 (5.72m x 3.38m)



Good sized, carpeted living room with large window to the front of the property and patio doors leading to the garden.

Kitchen/Diner

15'8 x 10'5 (4.78m x 3.18m)



Kitchen diner with mix of vinyl and parquet flooring, large window overlooking the garden,

Bedroom four/2nd reception

9'8 x 8'4 (2.95m x 2.54m)



Carpeted room that would work well as a fourth bedroom or second reception room, with window into the utility room.

Utility room

Tiled utility room with space for washing machine and tumble drier, with windows overlooking the side of the property and into the garden, with door to the garden.

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Shower room



Shower room with vinyl flooring, WC, shower cubicle, sink and frosted window to the side of the property.

Landing

Carpeted landing with airing cupboard and doors leading to bedrooms one, the office/dressing area and bathroom.

Bedroom three

8'5 x 8'4 (2.57m x 2.54m)



Carpeted single bedroom with window overlooking the front of the property, accessed through the office and dressing area.

Office and dressing area

A good space that works well as a walk in wardrobe, dressing room or study, with doors leading to bedrooms two and three

Bedroom one

13'0 x 12'0 (3.96m x 3.66m)



Spacious and light double bedroom with considerable built in wardrobe space and eave storage and a large window with views of the garden.

Bedroom two

11'2 x 9'9 (3.40m x 2.97m)



A good sized double bedroom with a big window with views of the garden.

Bathroom

7'0 x 6'4 (2.13m x 1.93m)



A good sized bathroom with vinyl flooring, bath with wall mounted shower, sink, WC and frosted window to the rear of the property.

Garage

16'9 x 10'3 (5.11m x 3.12m)

A spacious, integral, single garage with door leading into the entrance hall.

Garden



A nice sized garden, mostly laid to lawn with side access to the front of the property and shed at the rear. The front has parking available for multiple cars.

Services

Gas. Not available at property

Electricity. Mains

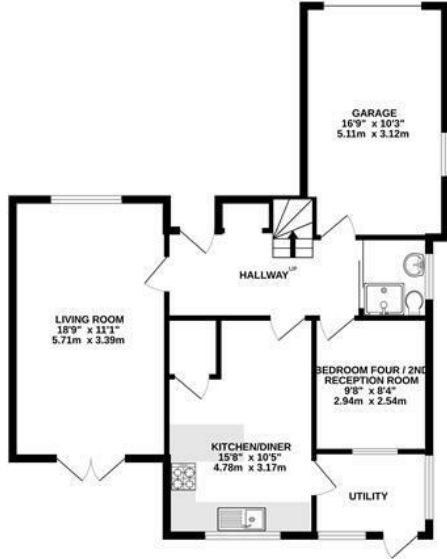
Water. Mains

Drainage. Mains

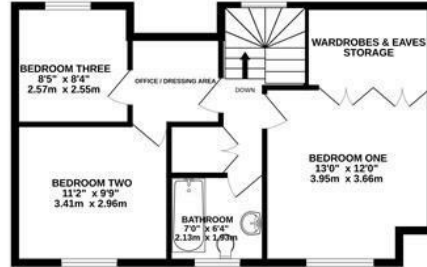
Broadband. Ofcom-Superfast

Mobile phone: The vendor is not aware of any restricted coverage

GROUND FLOOR
811 sq.ft. (75.3 sq.m.) approx.



1ST FLOOR
545 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA : 1356 sq.ft. (126.0 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		99
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

