



**Mayfield Drive
Caversham, Reading, Berkshire RG4 5JS**

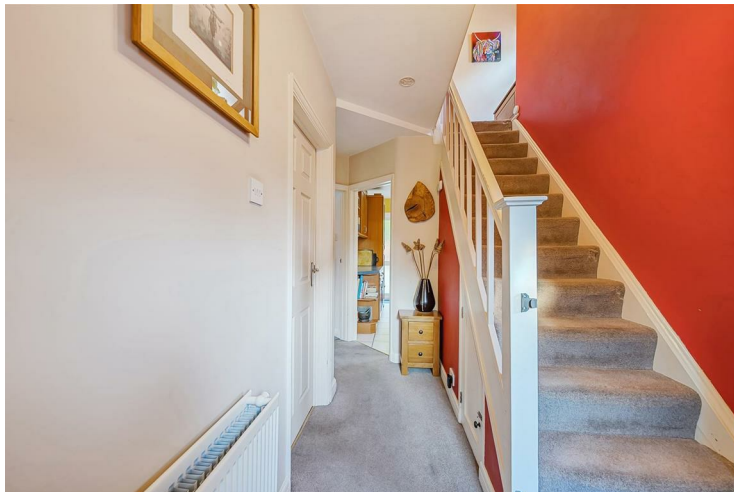
£490,000

SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS: Offering easy access to the center of Caversham is this well presented semi detached house with the potential to extend (PLANNING PERMISSION GRANTED) The property boasts three bedrooms and a stylish bathroom in the first floor. On the ground floor there are two reception rooms and good sized kitchen. To the rear there is an easy to maintain garden with a raised decked area that is perfect for those summer BBQ's. To the front there is driveway parking for several cars. To appreciate the space on offer call now to view.

Mayfield Drive, Reading, Berkshire RG4 5JS

- Semi detached house
- Modern bathroom
- Good sized kitchen
- Good sized rear garden
- Council tax band D
- Three bedrooms
- Two reception rooms
- Driveway and off road parking
- Planning permission granted for extension
- EPC rating D

Entrance hall



A good sized entrance hall with understairs storage, stairs to the first floor and doors to:

Dining room

14'11 x 11'9 (4.55m x 3.58m)



A spacious, carpeted dining room with a large bay window overlooking the front of the property.

Living room

11'11 x 10'9 (3.63m x 3.28m)



A comfortable, carpeted living room with patio doors leading to the garden.

Kitchen

11'11 x 7'11 (3.63m x 2.41m)



Sizeable kitchen with ample wall and base units, roll top work surfaces, tiled floor, pantry cupboard, built in oven, gas hob, extractor, fridge freezer and space for the washing machine. A window overlooking the side of the property and door to the attractive garden.

Landing

Carpeted landing with window to the front of the property and doors to:

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Bedroom one

14'11 x 8'4 (4.55m x 2.54m)



A large, carpeted double bedroom with a bay window overlooking the front of the property and extensive built in wardrobes.

Bedroom three

7'10 x 7'1 (2.39m x 2.16m)



Carpeted bedroom with window overlooking the garden.

Bedroom two

12'4 x 11'11 (3.76m x 3.63m)



A very good sized double with a lot of built in wardrobe space and a large window overlooking the garden.

Bathroom



Spacious and light bathroom with multiple built in cupboards, tiled floor, bath with wall mounted storage, WC and frosted window to the rear.

Garden



A very good sized garden with lawn, patio and gravelled border, leading to three good sized shed, two of which have power.

Services

Water: Mains

Drainage: Mains

Electric: Mains

Heating: Gas

Mobile Phone: The vendor is not aware of any specific restrictions on mobile phone coverage

Broadband. Superfast, obtained from Ofcom

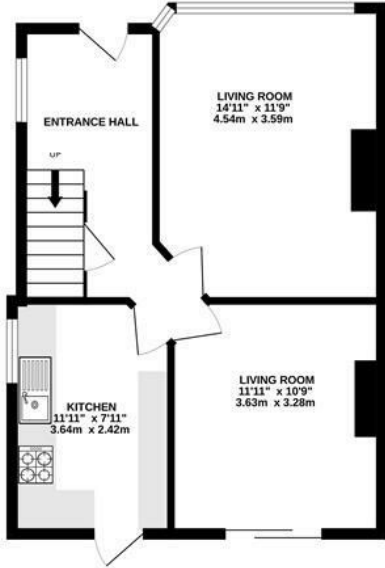
Planning permission

Planning permission granted 11/1/2021 for a ground floor rear extension. Planning is valid for 3 years from this date. Planning number 211670

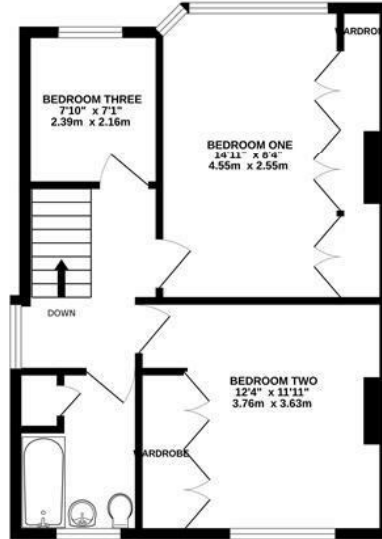
Front garden

Parking and space to the front of the property with side access leading to the garden.

GROUND FLOOR
493 sq.ft. (45.8 sq.m.) approx.



1ST FLOOR
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 988 sq.ft. (91.7 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. The 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) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
64	
EU Directive 2002/91/EC	
England & Wales	
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	
EU Directive 2002/91/EC	
England & Wales	

