



**Washington Road
Caversham, Reading, Berkshire RG4 5AA**

£575,000

LAUNCH DAY SATURDAY 28th JUNE. CALL NOW TO BOOK YOUR APPOINTMENT TO VIEW: Ideally located for easy access to both central Caversham and Reading train station with its fast links to London is this stunning end of terrace bay fronted house. The property has been extended on the ground floor and boasts a stunning kitchen /diner, two fabulous reception rooms and a stylish shower room. On the first floor there are three good sized rooms and a stylish bathroom. To the rear there is a fantastic garden that stretches approximately 80ft and to the front there is off road parking. To appreciate the space on offer call now to view.

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- Extended end of terrace • Stunning kitchen / diner house
- Two fabulous reception rooms • Three good sized bedrooms with log burners
- Two stylish bathrooms • Recently refurbished & off road parking
- Great sized garden • Easy access to central Reading train station
- EPC rating C • Council tax band C

Hallway



You enter the property through the wide and welcoming entrance hall with tiled floor, under stairs storage, stairs to the first floor and doors to the living room, family room, shower room and kitchen along with a utility cupboard with boiler and space for a washing machine and tumble drier.

Living room

14'8 x 12'8 (4.47m x 3.86m)



A comfortable, carpeted living room with a bay window to the front of the property and a wood burner.

Family room

15'5 x 12'2 (4.70m x 3.71m)



A spacious and versatile, carpeted room with a wood burning stove, nice high ceiling and a large skylight allowing lots of natural light, that works brilliantly as an additional family space, playroom or home office.

Shower room



A smart and stylish shower room with tiled walls, tiled floor, shower cubicle, sink, WC and frosted window to the side of the property.

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Kitchen /diner

18'3 x 14'9 (5.56m x 4.50m)



A very good sized room with plenty of space for a dining table and chairs, modern fitted kitchen, under floor heating and a multi-fold door leading to the garden.

Kitchen area



A modern and impressive bespoke kitchen with ample wall and base units with an inset sink. There are integrated 'Miele' appliances that include two steam and combination ovens, induction hob with a built in extractor, large fridge, under counter freezer and a dishwasher. Tiled floor with underfloor heating and open plan to the dining area with views over the garden.

Landing

A carpeted stairs and landing with a window to the side of the property and doors leading to the bedrooms and bathroom.

Bedroom one

11'7 x 10'8 (3.53m x 3.25m)



A large, carpeted double bedroom with windows to the front of the property.

Bedroom two

10'9 x 9'10 (3.28m x 3.00m)



A spacious, carpeted double bedroom with a window overlooking the garden.

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Bedroom three

8'5 x 8'2 (2.57m x 2.49m)



Carpeted bedroom with window overlooking the front of the property and built in wardrobe space.

Bathroom

8'0 x 6'8 (2.44m x 2.03m)



A very stylish bathroom with tiled walls, floor with underfloor heating, bath, sink, shower cubicle, WC, heated towel rail and frosted window to the rear of the property.

Garden



A very good sized garden, mostly laid to lawn with patio areas, a large and solidly built shed with eaves storage and side access leading to the front of the property where there is parking for multiple cars.

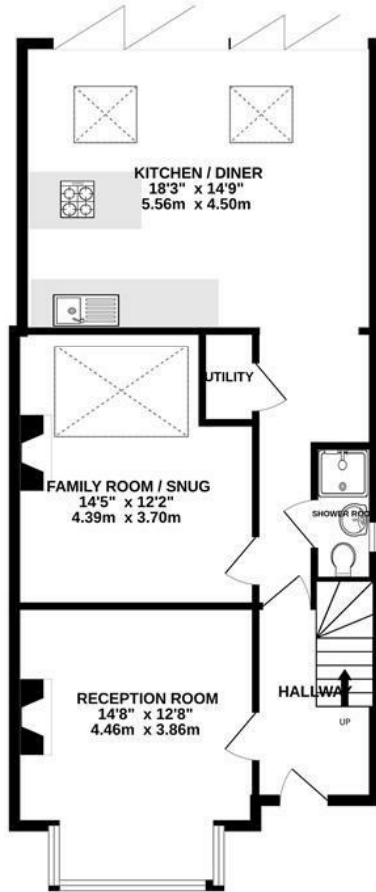
Services

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

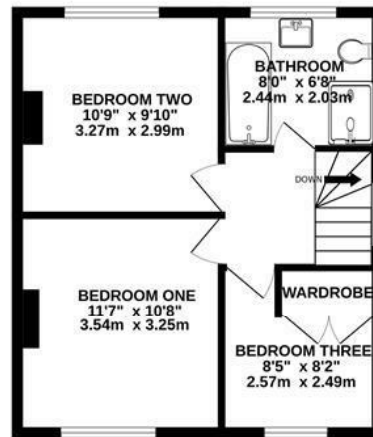
Mobile phone. NEA is not aware of any specific restricted mobile phone coverage

Broadband. Superfast, obtained from Ofcom

GROUND FLOOR
776 sq.ft. (72.1 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 1189 sq.ft. (110.4 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) A		85
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

Environmental Impact (CO₂) 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		

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