



**Hemdean Road  
Caversham, Reading, Berkshire RG4 7QL**

**Chain Free £475,000**

**SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS:** Located in this sought after area of Caversham that is in the catchment for both The Heights and Emmer Green Primary schools is this extended semi detached house. The property is in need of updating throughout. On the first floor there are three bedrooms, bathroom and a WC. On the ground floor there is a bay fronted living room, and extended family room and kitchen. In addition there is a downstairs WC and utility area. To the rear there is an easy to maintain garden and driveway parking. To appreciate the space on offer call now to view.



## Hemdean Road, Reading, Berkshire RG4 7QL

- Chain free
- An extended semi detached house in need of updating
- Bathroom and two WC's
- Good sized kitchen
- EPC rating TBC
- Easy access to central Caversham
- Three good sized bedrooms
- Two reception rooms
- Garden and driveway parking
- Council tax band D

### Hallway



A good sized hallway with under stairs storage, stairs to the first floor and doors to:

### Living room

15'3 x 11'10 (4.65m x 3.61m)



A light and airy room with a double glazed bay window to the front and a feature fire place.

### Family room

20'7 x 10' (6.27m x 3.05m)



A great sized extended room with double glazed doors to the garden.

### Kitchen

17'5 x 7'1 (5.31m x 2.16m)



A light and airy extended kitchen with wall and base units, roll top work surfaces with an inset sink and drainer. Recess for the oven, hob, fridge freezer and washing machine, storage cupboard door to the side & utility area.

### WC & utility

Comprising of WC, wall mounted boiler, space for dryer and windows to the side and rear.

### Landing

Carpeted, loft access, window to the side and doors to:



## Hemdean Road, Reading, Berkshire RG4 7QL

### Bedroom one

11'8 x 10'3 (3.56m x 3.12m)



A light and airy bay fronted room with a window to the front, carpeted and space for wardrobes.

### Bedroom two

12'7 x 10'3 (3.84m x 3.12m)



Offering views over the rear garden, carpeted and space for wardrobes

### Bedroom three

8'8 x 7'1 (2.64m x 2.16m)

A light and airy room with a window to the front.

### Bathroom

8'1 x 4'5 (2.46m x 1.35m)



Comprising of a paneled bath, wash hand basin, cupboard housing the hot water cylinder and window to the rear.

### WC

Compromising of a WC and window to the rear.

### Garden



A good sized, easy to maintain garden to the rear and side that is laid to lawn.

**Driveway**



Located at the top of the garden with space for several cars.

**Services**

Water. Mains

Drainage. Mains

Electricity. Mains

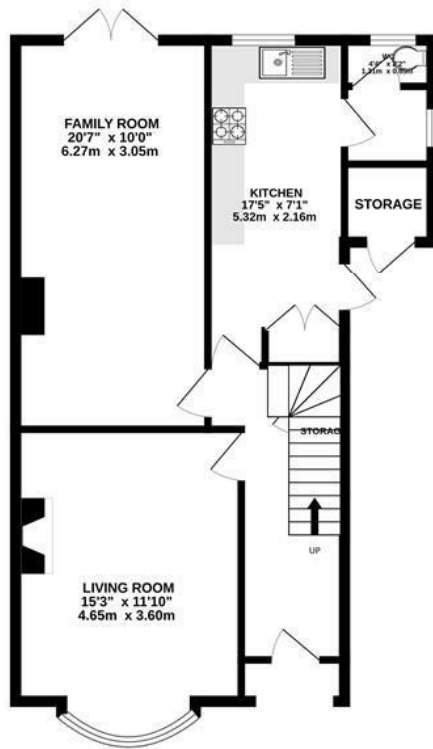
Heating. Gas

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

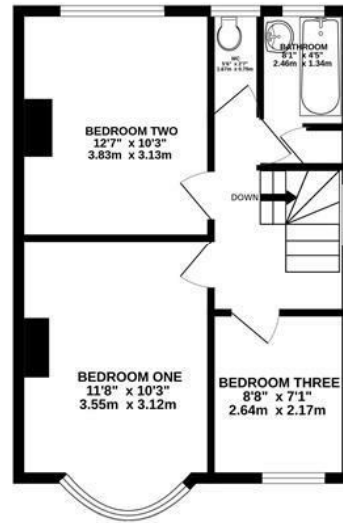
Broadband. Superfast, obtained from Ofcom



GROUND FLOOR  
648 sq.ft. (60.2 sq.m.) approx.



1ST FLOOR  
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 1072 sq.ft. (99.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.  
Made with Mirova C2023

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

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		

England & Wales

EU Directive  
2002/91/EC

