



**Mayfield Drive
Caversham, Reading, RG4 5JT**

Chain Free £435,000

SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS: Set within this quiet Cul-De-Sac is this good sized semi detached house that is in need of modernising and has the potential to extend(STP). The property boasts three bedrooms and a bathroom on the first floor. On the ground floor there are two reception rooms, fire places, kitchen, lean to and a downstairs WC. To the rear there is a good sized south west facing garden that offers views over the allotments to the rear. To the front there is a driveway parking for several cars and a garage. To appreciate the space on offer call now to view.

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- Three good sized bedrooms
- Semi detached house
- Good sized living room
- Separate kitchen
- EPC rating D
- In need of updating and potential to extend
- Bathroom and guest WC
- Dining room
- South West facing garden with views over allotments
- Council tax band D

Hallway



Welcoming entrance hall with stairs leading to first floor and doors to the living room, dining room and kitchen and porthole window into the garage.

Living room

14'5 x 11'11 (4.39m x 3.63m)



Spacious living room with wooden floor, feature fireplace and window to the front of the property.

Dining room

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



Large dining room with feature fireplace and sliding patio doors to the lean to.

Kitchen

8'10 x 8'7 (2.69m x 2.62m)



Good sized kitchen with door to WC, window to the side of property, under stairs storage and space for washing machine, fridge freezer and oven.

WC

WC with frosted window to the rear of the property.

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Lean to

17'9 x 7'9 (5.41m x 2.36m)



Spacious lean to with doors to the side and the rear leading to the garden, along with access to the kitchen and dining room.

Landing

Landing with window to the side of the property allowing good natural light, doors to bedrooms, bathroom and airing cupboard.

Bedroom one

14'5 x 11'1 (4.39m x 3.38m)



Very spacious double bedroom with large window overlooking the front of the property and feature fireplace.

Bedroom two

13'1 x 11'11 (3.99m x 3.63m)



A good sized double bedroom with large window overlooking the garden and built in wardrobe.

Bedroom three

8'7 x 7'1 (2.62m x 2.16m)



Comfortable bedroom with storage over the stairs and corner window to the front of the property.

Bathroom

6'5 x 5'7 (1.96m x 1.70m)



Good sized bathroom to the rear with window overlooking the garden, sink, WC and bath with shower.

Garden



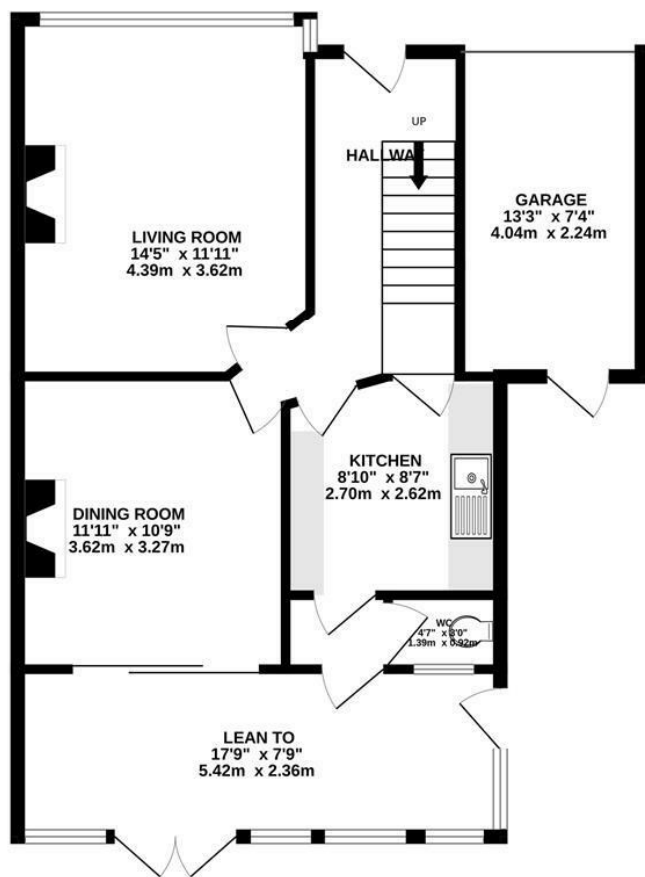
Easy to manage garden with good mix of patio and lawn and access to the garage, backing on to the allotments.

Garage

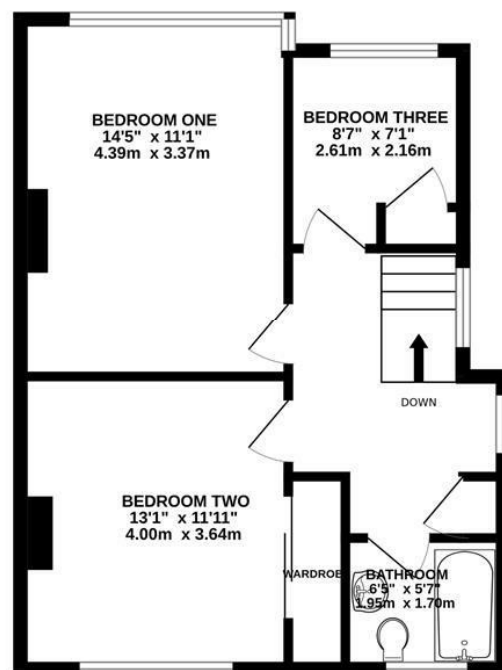
13'3 x 7'4 (4.04m x 2.24m)

Spacious single garage providing plenty of storage.

GROUND FLOOR
703 sq.ft. (65.3 sq.m.) approx.



1ST FLOOR
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 1182 sq.ft. (109.8 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) A		81
(81-91) B		
(69-80) C		
(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 (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		60
(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		

