



**Copse Avenue
Caversham, Reading, Berkshire RG4 6LX**

£800,000

SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS: Set within this quiet area of Caversham that offers easy access to both Henley Upon Thames and central Reading is this modern detached house. On the first floor there are four double bedrooms and two bathrooms. The ground floor has been extended and boasts a large living / dining area, a modern and stylish kitchen / diner, office, utility and a family room / fifth bedroom with an en suite/ guest WC. In addition there is a great sized conservatory. To the front there is a large driveway and an integral garage. To the rear there is a fantastic garden that is ideal for summer entertaining. To appreciate the space on offer call now to view.

Copse Avenue, Reading, Berkshire RG4 6LX

- Modern detached house
- Three bathrooms (one en suite)
- Modern fitted kitchen & separte utitly
- Large driveway & integral garage
- EPC rating C
- Four / five double bedrooms
- Great sized living room and conservatory.
- Family room / fifth bedroom & home office
- Great sized garden and patio
- Council tax band G

Hallway



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

Office

10'3 x 6'6 (3.12m x 1.98m)



A light and airy room with two double glazed windows to the front and side and wood effect flooring.

Kitchen / diner

15'7 x 11'0 (4.75m x 3.35m)



A modern and stylish with with ample wall and base units, roll top work surfaces with an inset sink and drainer, five ring gas hob, extractor, oven, microwave, fridge / freezer and dish washer. Tiled floor, splash backs door to the utility, window to the front and a breakfast bar.

Conservatory

12'8 x 12'5 (3.86m x 3.78m)



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Living room / dining room

19'9 x 15'0 (6.02m x 4.57m)



A great sized room with double glazed patio doors to the conservatory, double glazed window with views over the attractive garden, door to the family room and wood effect flooring.

Family room / bedroom five

18'8 x 7'10 (5.69m x 2.39m)



A light and airy room with a laminate wood floor, double doors to the garden and doors to the garage and shower room.

Utility

11'0 x 5'0 (3.35m x 1.52m)



Comprising of base units with an inset sink and drainer, recess for a 2nd freezer and door to the family room.

Shower room



Comprising of a good sized shower, wash hand basin and WC. Tiled floor, part tiled walls and a chrome heated towel rail.

Landing

A good sized landing with loft access, airing cupboard, large window to the side and doors to:

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Bedroom one

11'10 x 10'8 (3.61m x 3.25m)



A good sized room with a double glazed window overlooking the garden, fitted wardrobes, wood effect flooring and a door to the en suite.

Bedroom two

11'1 x 10'11 (3.38m x 3.33m)



A good sized room with fitted wardrobes and a double glazed window offering views to the garden and driveway

En suite

7'4 x 3'10 (2.24m x 1.17m)



Comprising of a shower cubical, WC, wash hand basin and a frosted window to the side.

Bedroom three

11'10 10'4 (3.61m 3.15m)



A light and airy room with fitted wardrobes and a double glazed window to the front.

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Bedroom four

11'1 x 8'10 (3.38m x 2.69m)



A good sized room with a double glazed window offering views to the garden with ample space space for wardrobes and wood effect flooring.

Bathroom

7'9 x 7'1 (2.36m x 2.16m)



Comprising of a paneled bath with a wall mounted shower, wash hand basin, WC, chrome heated towel rail, tiled floor, part tiled walls and a frosted window to the side.

Rear garden



A great garden that has a paved patio area that is perfect for those summer BBQ's. There is an area laid to lawn with shrub borders and to the rear there is space for a garden shed and green house. There is side access to the front of the house.

Garage

18'8 x 9'5 (5.69m x 2.87m)

A good sized garage, wall mounted boiler and an electric door to the front.

Front garden & Driveway

A good sized driveway with block paving and space for several cars. To the side there are attractive shrub borders and side access to the rear garden.

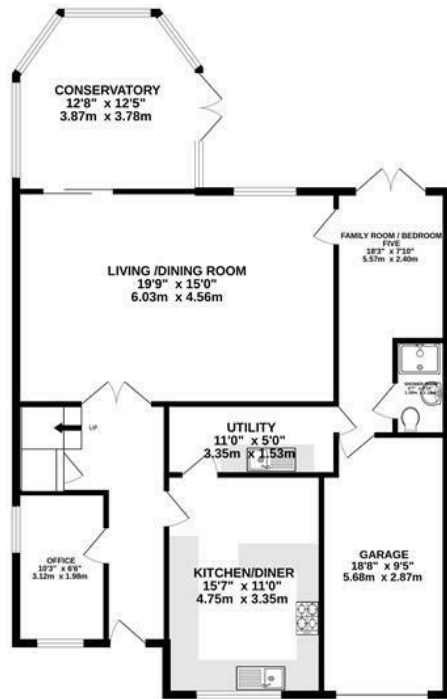
Services

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
1203 sq.ft. (111.8 sq.m.) approx.



1ST FLOOR
727 sq.ft. (67.6 sq.m.) approx.



TOTAL FLOOR AREA: 1930 sq.ft. (179.3 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 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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		
(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		

