



**Lowfield Road
Caversham, Reading, Berkshire RG4 6PQ**

Guide Price £535,000

SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS: Set with in this popular area of Caversham Park Village is this well presented link detached house. The property offers flexible living space with three double bedrooms and a stylish bathroom on the first floor. On the ground floor there is a modern kitchen, spacious dining room, bright living room, WC and separate office / fourth bedroom. To the side there is a garage and ample parking. There is a larger than expected garden and there is space to the side to extend (STP). To appreciate the space on offer call now to view.

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- Three / four bedrooms
- Modern kitchen
- Stylish bathroom and a guest WC
- 18' Living room
- 16'5 Dining room
- Office / fourth bedroom
- Garage and driveway parking
- Potential to extend (STP)
- EPC rating C
- Council tax band E

Hall



A bright, carpeted entry way with doors leading to the cloakroom/WC, dining room, study, archway to the kitchen and stairs to the first floor along with a cupboard under the stairs.

Cloakroom/WC

Downstairs cloakroom/WC with tiled floor, WC and hand basin.

Kitchen

10'11 x 8'4 (3.33m x 2.54m)



Modern and stylish kitchen with tiled flooring and door leading to the driveway. There are a good amount of base and eye level cupboards, a built in double oven, gas hob and extractor along with spaces for washing machine, fridge and dishwasher.

Office / bedroom four

10'2 x 9'9 (3.10m x 2.97m)



A spacious, carpeted study with a large window with views of the garden and a frosted window into the dining room.

Dining Room

16'5 x 10'0 (5.00m x 3.05m)



A very good sized dining room with plenty of room for a table, chairs and other furniture. The room has laminate flooring, a large frosted window leading to the study and bifold doors leading to the living room.

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Living Room

18'8 x 12'8 (5.69m x 3.86m)



A good sized living room with patio doors leading to the garden, laminate flooring, a large window with views of the garden as well as a fireplace.

Landing

Carpeted landing with loft access (the loft is boarded and has a ladder), airing cupboard and doors to the bedrooms and the bathroom.

Bedroom one

13'9 x 9'8 (4.19m x 2.95m)



A large, double bedroom with carpet, a big window with views of the garden and plenty of room for additional furniture.

Bedroom two

10'6 x 10'3 (3.20m x 3.12m)



A carpeted double bedroom with a good sized window looking out over the garden.

Bedroom three

9'7 x 8'11 (2.92m x 2.72m)



Carpeted double bedroom with two built in wardrobes, on holding the boiler and a good sized window overlooking the front garden.

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Bathroom



Modern, smart and stylish bathroom with tiled floor, window overlooking the front of the property, sink with storage, bath with shower over and separate shower cubicle.

Driveway & garage



A good sized driveway with space for several cars and access to the garage.

Rear garden



Substantial and private garden mostly laid to lawn with a good sized decked patio area and passage leading to the front garden with a shed.

Front garden



Private and fenced front garden with gate to the driveway and garage and passageway leading to the rear garden

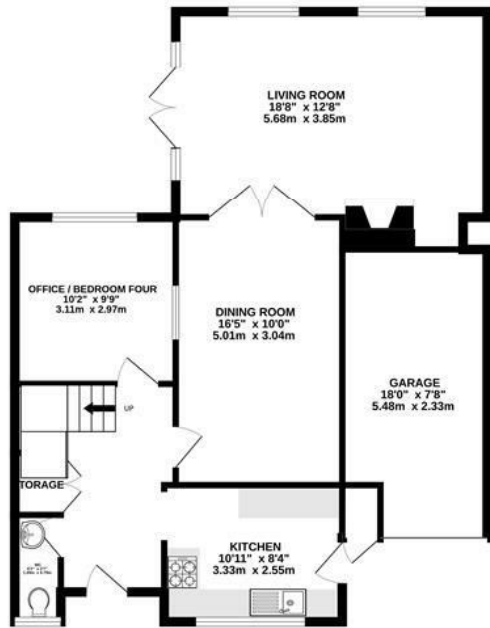
Services

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

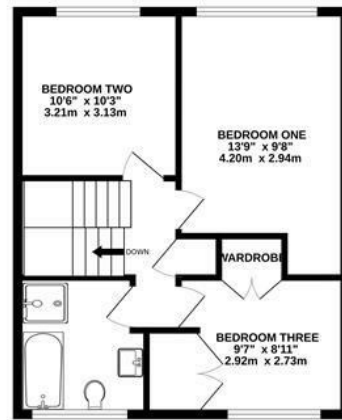
Mobile phone. The vendor is not aware of any specific restricted mobile phone coverage

Broadband. Ultrafast, obtained from Ofcom

GROUND FLOOR
889 sq.ft. (82.6 sq.m.) approx.



1ST FLOOR
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA : 1387 sq.ft. (128.9 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		82
(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 (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		

England & Wales

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