



**Cedarwood Crescent
Caversham, Reading, Berkshire RG4 8NW**

£695,000

SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS: Set within this sought after quiet Cul De Sac only moments from the center of Caversham is this light and airy detached house. The property is set of a generous plot and has the potential to extend(STP). The property boasts four bedrooms and a bathroom on the first floor. On the ground floor there is a good sized living room, separate dining room, modern kitchen, home office, stylish shower room and a utility room. To the rear there is a good sized south west facing L shaped garden that is ideal for summer entertaining. To the front there is a good sized driveway and a garage. Call now to view.

Cedarwood Crescent, Reading, Berkshire RG4 8NW

- A good sized corner plot
- Easy reach of central Caversham
- Two reception rooms
- Garage and utility room
- EPC rating D
- Detached house
- Four bedrooms and two bathrooms
- Modern and stylish kitchen
- Great sized South facing L shaped garden
- Council tax band F

Hallway



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

Living room

20'2 x 10'10 (6.15m x 3.30m)



A light and airy living room with double glazed patio doors to the the south facing garden, window to the front, carpeted and a feature electric fire place with an attractive surround.

Dining room

12'1 x 8'11 (3.68m x 2.72m)



Offering views over the attractive garden is this good sized room that is carpeted

Kitchen

12'2 x 8'7 (3.71m x 2.62m)



A modern and stylish kitchen with ample wall and base units. Roll top work surfaces with an inset sink and drainer, halogen hob, double oven, extractor, dishwasher and fridge. Tiled floors, splash backs and a good sized window offering views over the attract ice rear garden.

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Utility

7'0 x 6'3 (2.13m x 1.91m)



A spacious room with wall and base units, roll top work surfaces with an inset sink and drainer unit. Recess for a washing machine, door and window to the garden.

Shower room

10'9 x 5'2 (3.28m x 1.57m)



A stylish shower room comprising of a WC, wash hand basin, good sized shower with wall mounted fittings, tile effect flooring, heated towel rail and ceiling spot lights.

Study

11'10 x 7'2 (3.61m x 2.18m)



A good sized room with a large window over looking the garden, carpeted and a fitted wardrobe.

Landing



A good sized landing, carpeted, loft access, airing cupboard, window the the front and doors to:

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Bedroom one

13'7 x 12'2 (4.14m x 3.71m)



Offering views over the attractive garden is this spacious room, carpeted and fitted wardrobes.

Bedroom three

12'2 x 7'3 (3.71m x 2.21m)



A good sized room with a double glazed window over looking the garden, carpeted and ample space for wardrobes.

Bedroom two

12'2 x 8'8 (3.71m x 2.64m)



A light and airy room with views over the garden, carpeted and fitted wardrobe.

Bedroom four

10'4 x 6'11 (3.15m x 2.11m)



Offering views to the front is this good sized room, carpeted and space for wardrobes.

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Bathroom

6'11 x 166 (2.11m x 50.60m)



A stylish bathroom comprising of a paneled bath with a wall mounted shower, WC, wash hand basin. Tiled walls, heated towel rail, window to the side and ceiling spot lights.

Garage

17'5 x 8'0 (5.31m x 2.44m)

A good sized garage with loft storage and a wall mounted boiler.

Garden



A fantastic L shaped South west facing garden with a paved patio area that is ideal for summer entertaining. The garden is mainly laid to lawn with shrub borders.

Services

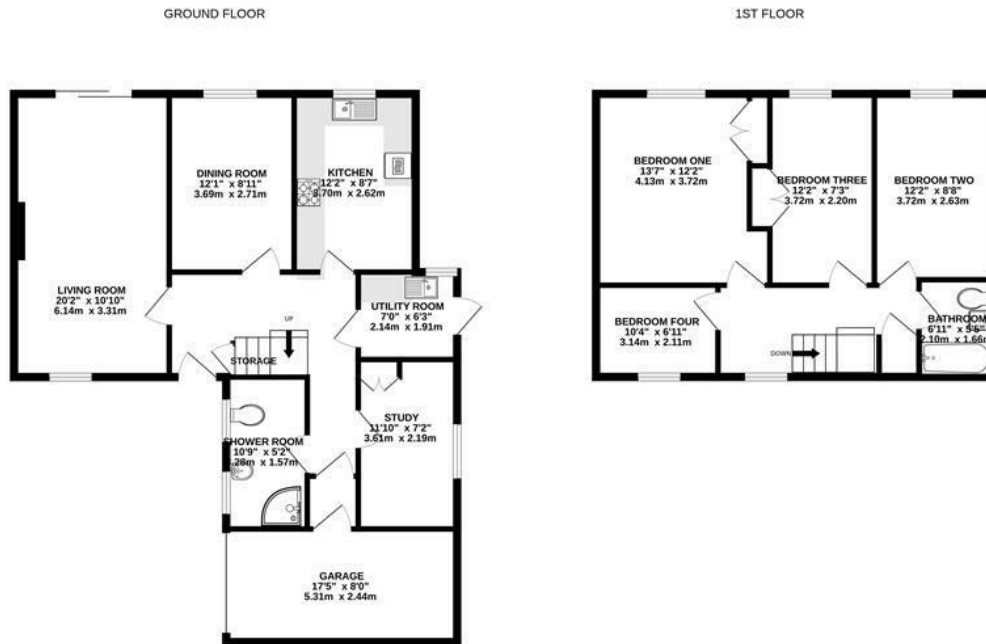
Water: Mains

Drainage: Mains

Electric: Mains

Heating: Gas

Mobile Phone: The vendor is not aware of any specific restrictions on mobile phone coverage



TOTAL FLOOR AREA : 1465 sq.ft. (136.1 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		82
(81-91) B		
(69-80) C		
(55-68) D	67	
(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		

