



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

Guide Price £650,000

SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS: GUIDE PRICE OF £650000 TO £675000. CHAIN FREE: Set within this sought after area of Caversham is this extended four / five bedroom three bathroom semi detached house that is laid out over three floors. On the ground floor there are two good sized reception rooms and a stylish open plan kitchen/diner. In addition there is the third reception / fifth bedroom and a down stairs WC / stylish en suite shower room. On the upper floor's there are four great sized double bedrooms, two stylish bathrooms (one en suite), laundry room and ample eaves storage. To the rear there is an easy to maintain garden and paved patio that is ideal for summer entertainment. To the front there is good sized driveway with parking for several cars. To appreciate the space on offer call now to view.

Hemdean Road, Reading, Berkshire RG4 7QL

- Chain free extended semi detached house.
- Four / five double bedrooms
- Three stylish bathrooms
- Driveway parking
- EPC rating C
- Heights & Emmer Green primary catchment
- Two reception rooms
- Open plan kitchen / diner
- Enclosed rear garden
- Council tax band E

Entrance hallway

A good sized hallway, tiled floor, stairs to the first floor and doors to:

Living room

11'8 x 11'8 (3.56m x 3.56m)

A spacious living room with an impressive bay window, smart wooden style flooring and a gas fire place.

Sitting room

12'6 x 10'0 (3.81m x 3.05m)

A light and airy room with wooden style flooring with patio doors leading through to the patio area and offering views over the garden

Kitchen

14'10 x 8'10 (4.52m x 2.69m)

A fashionable L shaped kitchen with ample wall and base units, roll top work surfaces with an inset sink and drainer, double oven, hob, extractor, recess fore the dish washer and fridge freezer. Tiled floor, window to the garden and open to the dining area.

Dining room

13'1 x 8'10 (3.99m x 2.69m)

A good sized open plan room to the kitchen, Velux window and double doors to the the paved patio.

Bedroom five / study

14' x 6'9 (4.27m x 2.06m)

Immediately to the left as you walk into the entrance hallway. This room was once the garage which has been converted into the fifth bedroom or can be used as a study / office. Wooden floors, a window facing the front of the property and a statement dark coloured wall adding a stylish and comfortable feel.

Downstairs WC / En suite shower room

A modern and smart tiled WC with a basin and corner shower unit. Doors to the hallway and bedroom five.

First floor landing

The comfortable and spacious landing which is carpeted and leads to all the rooms on the first floor including a separate laundry room.

Laundry room

7'5 x 6'2 (2.26m x 1.88m)

A good sized room with a recess for the washing machine and dryer.

Bedroom one

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

A good sized carpeted master bedroom with a large window allowing great views of the garden, situated at the rear of the property. The master bedroom benefits from an en suite including WC, basin and shower unit.

En suite

Comprising of a shower, WC and wash hand basin.

Bedroom two

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

A light and airy room with a double glazed bay window to the front, carpeted and a walk in dressing room.

Bedroom three

12' x 8' (3.66m x 2.44m)

Bedroom three which is also a double bedroom benefits from views of the front of the property, is carpeted and has ample space for fitted wardrobes

Family bathroom

A modern three piece family bathroom which is tiled in light colours. The room is light, bright and airy. There is a window which looks onto the rear garden.

Second floor landing

A sizable carpeted landing benefiting from lots of eaves for additional storage. There is enough room for a desk and to make this area into a small office. A sky light adds to extra light in this space.

Bedroom four

18'3 x 8'7 (5.56m x 2.62m)

Situated on the second floor and off the large top floor landing is this good sized room with views over the rear garden. The room is carpeted and offers access to the eaves storage.

Garden

A two tiered garden : patio, stairs leading onto the grass and a shed for storage at the rear.

Garden patio

A tiered garden which consists of a patio, a grass area and the one retaining wall which forms two levels to the garden creating a more usable space. There is a shed for storage at the back and the garden is enclosed.

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



TOTAL FLOOR AREA: 1749 sq ft. (162.5 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		
(81-91) 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		
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