



**Henley Road
Caversham, Reading, Berkshire RG4 6LS**

£775,000

ELEVATED VIEWS: Set on this elevated position that offers fantastic views towards Caversham Lakes and the Berkshire & South Oxfordshire countryside is this great sized detached house. The house boasts four double bedrooms and two stylish bathrooms (one en suite) on the first floor. On the ground floor there is a wonderful living room with great views to the front, 32' kitchen diner, utility room, family room and guest WC. To the rear there is an easy to maintain garden and paved patio area. To the front there is ample parking for several cars and a garage. To appreciate the space and views on offer call now to view.

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- Four double bedrooms
- Two stylish bathrooms
- 32' kitchen/diner
- Bright living room & family room
- Fantastic views towards Caversham lakes
- Utility and guest WC
- Garage and ample off road parking
- Good sized garden and patio
- EPC rating D
- Council tax band F

Front garden and driveway



A great sized front garden with ample parking to the front, driveway to the garage and steps to the front door.

Hallway



A large entrance hall partly laid parquet wood flooring, stairs to the first floor and doors to:

Living room

19'5 x 14'4 (5.92m x 4.37m)



A great sized room with a large double glazed window offering great views towards Caversham Lakes at the front, gas fire place, parquet wood flooring and steps up to the kitchen/diner.

Kitchen / diner

32'3 x 10'9 (9.83m x 3.28m)



A modern and stylish kitchen with ample wall and base units, wood work surfaces with an inset double sink, five ring gas hob, double oven, recess for fridge freezer and a dishwasher. Tiled floor, door to the utility, a large window over looking the garden and open plan to the dining area.

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Dining area



A good sized dining area with double glazed doors to the patio and garden, steps to the living room, doors to the family room and guest WC.

Family room

15'3 x 9'7 (4.65m x 2.92m)



A light and airy room with double glazed windows to the front and side, carpeted and a door to the front raised patio.

Utility

8'6 x 7'10 (2.59m x 2.39m)



Comprising of ample wall and base units, roll top work surfaces, inset sink and drainer, recess for the washing machine and dryer, tiled floor and doors to both the front and rear garden

Boot room

5'11 x 5'9 (1.80m x 1.75m)

Tiled floor and a window to the side

WC



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

Landing

A great sized landing with a large window to the side allowing plenty of natural light, loft access and doors to:

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Bedroom one

14'7 x 10'3 (4.45m x 3.12m)



Offering views over the rear garden is this spacious room, ample space for wardrobes and a door to the en suite.

Bedroom two

14'8 x 7'7 (4.47m x 2.31m)



A good sized dual aspect room with great views to the front, carpeted and ample fitted wardrobes.

En suite



A stylish en suite shower room comprising of a corner shower, WC, and a wash hand basin. Tiled floor, heated towel rail and a window to the rear.

Bedroom three

10'5 x 9'9 (3.18m x 2.97m)



A light and airy room with a large double glazed window to the front with great views towards Caversham lakes, carpeted and a recess for wardrobes.

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Bedroom four

9'8 x 8'7 (2.95m x 2.62m)



A good sized double room with a window to the front with great views, carpeted and space for wardrobes.

Bathroom



A modern bathroom comprising of a paneled bath with a hand held shower, WC, wash hand basin, part tiled walls and a window to the rear.

Garden



A good sized garden that has a paved patio area that is perfect for those summer BBQ's and steps to a raised garden that is laid to lawn with shrub borders. Storage shed and access to the front.

garage

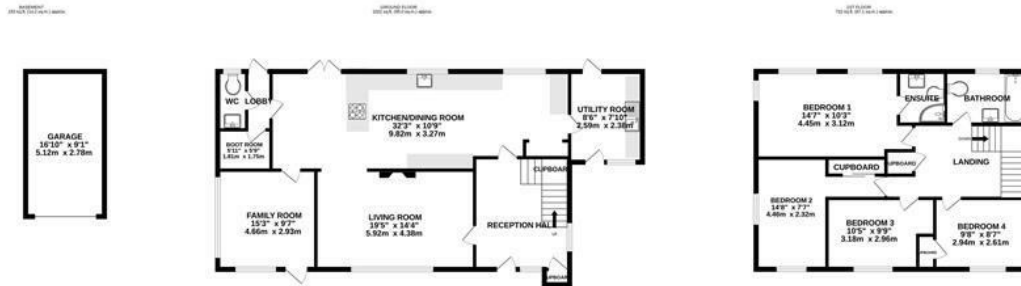
16'10 x 9'1 (5.13m x 2.77m)

A good sized garage with a driveway to the front.

Views



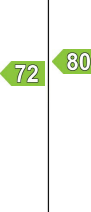


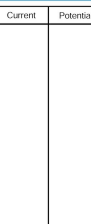

Great views over both the South Oxfordshire and Berkshire country side and Caversham Lakes



TOTAL FLOOR AREA: 1897 sq.ft. (176.2 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			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(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	