



**Kings Road
Caversham, Berkshire RG4 8DS**

Chain Free £400,000

GUIDE PRICE £400,000 to £425,000. CHAIN FREE: Offering generous living space and easy access to the center of Caversham and Reading train station is this stylish three storey mid terraced, bay fronted Victorian house. The property boasts two good sized reception rooms, solid wood flooring, stylish kitchen and a modern bathroom. There are three bedrooms and a good sized loft room on the top floor. In addition there is an easy to maintain south facing garden ideal for those summer BBQ's. Offered chain free, call now to view.

Kings Road, Berkshire RG4 8DS

- Chain free
- Two reception rooms
- Stylish bathroom
- South facing garden
- EPC rating
- Three double bedrooms
- Modern & stylish kitchen
- Loft room
- Residents parking
- Council tax band C

Living room

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



A light and airy room with a double glazed bay window to the front allowing plenty of natural light, solid wood flooring, radiator, arch way to dining room, stairs to first floor.

Dining room

11'10 x 9'10 (3.61m x 3.00m)



A good sized room ideal for entertaining with solid wood flooring, under stairs storage, double glazed window to the garden, door to kitchen.

Kitchen

12'2 x 7'7 (3.71m x 2.31m)



A modern and stylish kitchen with ample wall and base units. Solid wood work surfaces with inset sink and drainer, four ring gas hob, oven, extractor, wine cooler. Recess for fridge freezer, washing machine and dishwasher, tiled floor, splash back, door to garden, double glazed window to the side, door to the bathroom.

Bathroom

7'7 x 5'7 (2.31m x 1.70m)



A modern and stylish three piece suite comprising of a paneled bath with wall mounted shower and mixer tap, low level WC, wash hand basin with mixer tap, chrome heated towel rail, tiled floor and walls. Frosted double glazed window to the rear and ceiling spot lights.

Landing

Carpeted, doors to:

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Bedroom one

11'10 x 9'10 (3.61m x 3.00m)



A spacious master bedroom with two double glazed windows to the front, carpeted, radiator and ample space for wardrobes.

Bedroom three

9'10 x 8'6 (3.00m x 2.59m)



Offering views over the rear garden, carpeted, stairs to loft room.

Bedroom two

12'2 x 7'7 (3.71m x 2.31m)



Offering views over the rear garden is this good sized room, cupboard housing boiler, carpeted, radiator.

Loft room

13'9 x 11'6 (4.19m x 3.51m)



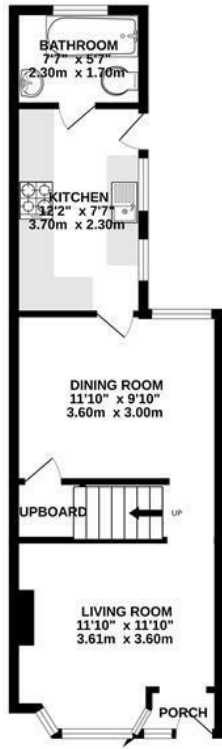
Carpeted, access to eaves storage, velux window to the rear.

Garden



A well maintained south facing garden with a paved patio area, garden shed and rear gate access.

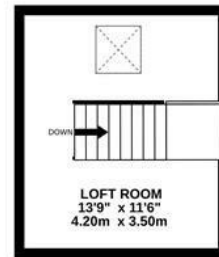
GROUND FLOOR
423 sq ft (39.3 sq.m.) approx.



1ST FLOOR
367 sq ft (34.1 sq.m.) approx.



2ND FLOOR
166 sq ft (15.4 sq.m.) approx.



TOTAL FLOOR AREA: 954 sq ft (88.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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		88
(81-91) B		
(69-80) C		
(55-68) D	66	
(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		

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