



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

£390,000

LAUNCH DAY SATURDAY 7th OF JUNE CALL TO BOOK YOUR APPOINTMENT TO VIEW: Set within this sought after area of Caversham that offers easy access to Emmer Green and the south Oxfordshire countryside is this well presented house. The property boasts three bedrooms and a stylish bathroom on the first floor. On the ground floor there is a modern and stylish kitchen, living room, spacious conservatory and a great sized tiered garden. To the side there is a garage. To appreciate the space on offer call now to view.

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- Close to Emmer Green shops
- Three bedrooms
- Easy access to public transport and local amenities
- Separate garage in block
- Large conservatory
- Good sized garden
- Modern and stylish bathroom
- Spacious and well equipped kitchen
- EPC Rating C
- Council Tax Band C

Hallway

An open and light entrance hall with doors to the kitchen, living room and stairs to the first floor.

Kitchen

10'6" x 7'9" (3.21 x 2.38)



A good sized kitchen with large window overlooking the front of the property. Plenty of rolltop worksurfaces, space for washing machine and built in fridge-freezer, oven, gas hob, dishwasher and extractor.

Living room

14'7" x 13'8" (4.47 x 4.19)



Spacious living room with laminate flooring and sliding doors to the conservatory.

Conservatory

14'4" x 9'8" (4.39 x 2.97)



Light and airy conservatory with tiled floor and French doors leading to the garden.

Landing



Carpeted landing with built in storage, loft access with a ladder and doors leading to the bedrooms and bathroom

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Bedroom one

11'0" x 8'8" (3.37 x 2.66)



Spacious double bedroom with built in double wardrobe and plenty of natural light from the large window overlooking the garden.

Bedroom two

10'11" x 8'11" (3.35 x 2.72)



A good sized bedroom with laminate flooring, two built in double wardrobes and window overlooking the front of the property.

Bedroom three

7'5" x 5'11" (2.28 x 1.82)



Carpeted single bedroom with window overlooking the garden.

Bathroom

7'8" x 7'0" (2.36 x 2.15)



A modern and stylish bathroom with tiled floor, bath with shower, WC, sink, heated towel rail and frosted window to the front of the property.

Garden



A peaceful and private garden with a good mix of lawn and decked levels leading to a gate for rear access. The garden is ideal for summer entertaining.

Garage

8'2" x 16'1" (2.51 x 4.91)



The property benefits from a secure, single garage in the separate block.

Services

Water: Mains

Drainage: Mains

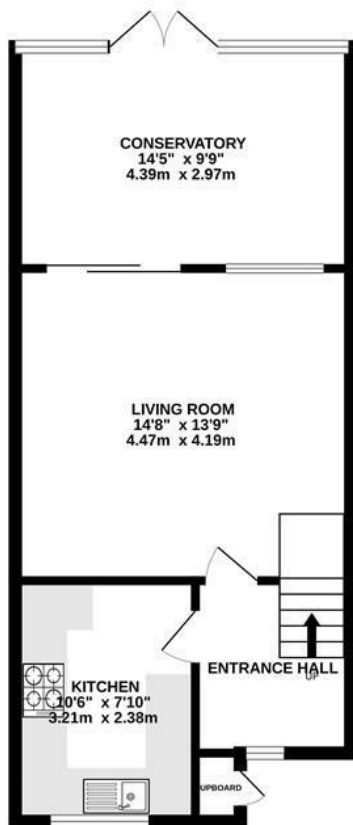
Electric: Mains

Heating: Gas

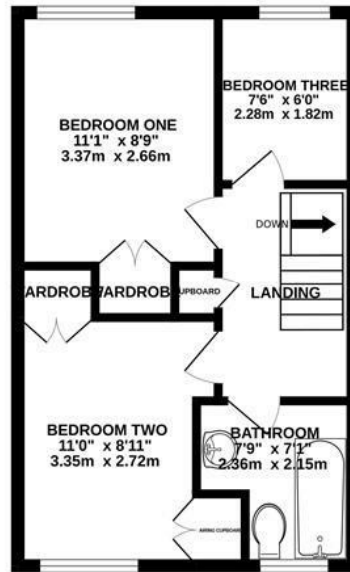
Mobile Phone: The vendor is not aware of any specific restrictions on mobile phone coverage

Broadband. Ultrafast, obtained from Ofcom

GROUND FLOOR
484 sq.ft. (45.0 sq.m.) approx.



1ST FLOOR
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 840 sq.ft. (78.0 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		87
(81-91) B		
(69-80) C	69	
(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		
England & Wales EU Directive 2002/91/EC		

