



**Highmoor Road  
Caversham Heights, Reading, Berkshire RG4 7BN**

**Chain Free £1,500,000**

**GREAT SIZED GARDEN:** Set within this sought after area of Caversham Heights is this fantastic detached house that boasts approximately 3400sqft of living space. The house is laid over three floors, on the upper two floors there are six double bedrooms with four modern bathrooms. On the ground floor there is an abundance of flexible living space comprising of two great sized reception rooms, a stylish kitchen / diner with an island and Bi-fold doors, study, utility and conservatory. To the rear there is a fantastic garden and patio that is perfect for summer entertaining. To the front there is a garage and a good sized driveway with ample parking for several cars. To appreciate the space on offer call now to view.

## Highmoor Road, Reading, Berkshire RG4 7BN

- Chain free
- Large detached family house
- Large modern open plan
- Garage plus driveway parking for multiple cars
- EPC rating D
- Caversham heights
- Six double bedrooms with four bathrooms
- Great sized garden and patio
- Two reception rooms and a conservatory
- Council Tax Band G

### Entrance Hall

An open porch, with a feature stained glass windows and front door which opens onto original oak flooring, understairs cupboard, stairs to the upper floors and doors to:

### Living room

23'5 x 13'11 (7.14m x 4.24m)



A great sized triple aspect living room with a feature square bay window to the front of the property, a large original working fireplace, wood flooring and doors to the conservatory.

### Conservatory

14'0 x 10'4 (4.27m x 3.15m)



Offering great views over the attractive garden, double glazed windows and doors, under floor heating and double doors which open to the patio.

### Dining Room

13'11 x 11'7 (4.24m x 3.53m)



A great sized room with stripped wooden flooring, a feature fireplace and a large window to the front.

### Kitchen / diner

19'10 x 19'4 (6.05m x 5.89m)



A great sized room that is ideal for entertaining. There is a tiled floor with under floor heating, Bifold doors that open up to the paved patio area, ceiling spot lights and doors to the pantry, utility and office

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### Kitchen area



A modern kitchen with ample wall and base units, stone work surfaces with an inset induction hob, two ring gas hob, extractor, double oven, microwave steam oven and space for an 'American style' fridge freezer. There is an island with a double sink, dishwasher and wine cooler. Tiled floor with under floor heating and views to the garden.

### Study

10'6 x 9'5 (3.20m x 2.87m)



Overlooking the rear garden is this well proportioned study space with wood flooring

### Utility Room

10'6 x 5'6 (3.20m x 1.68m)



Off the kitchen is a utility room with stainless steel sink, space for an additional fridge & freezer, tumble drier, washing machine. Door to garage and side door to garden.

### Cloakroom



Long tiled cloak room with WC, sink and heated towel radiator.

### First floor landing

Carpeted hallway which wraps around staircase, window to the front and doors to all rooms.

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### Bedroom one

16'8 x 14'0 (5.08m x 4.27m)



A great sized dual aspect master suite with a feature fireplace and a feature square bay window with a built in window seat with built in storage door to:

### Dressing Room



A good sized walk in dressing room with a built in wardrobe and drawers and an arch to the en suite shower room.

### En suite

9'1 x 8'2 (2.77m x 2.49m)



A stylish shower room with a walk in shower, WC, wash hand basin, tiled floor, windows to the rear and side.

### Bedroom two

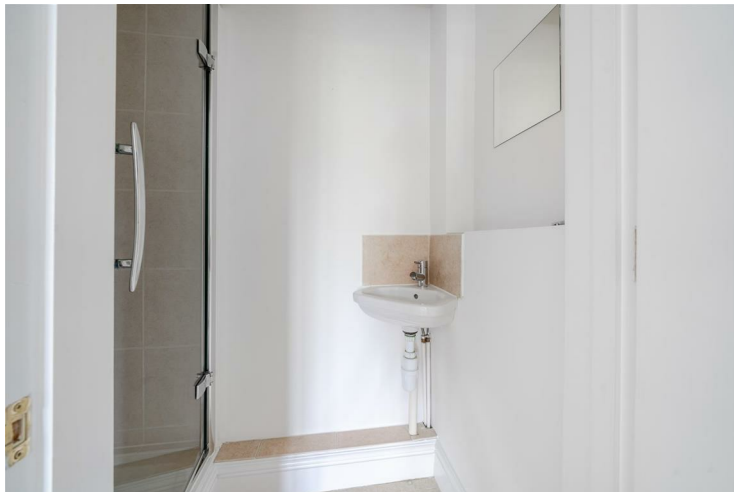
15'5 x 12'0 (4.70m x 3.66m)



A large room with a carpeted floor, ample space for wardrobes, window to the front, feature fireplace and a door to the shower room.

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### Shower room



Comprising of a stylish shower and a corner sink.

### Bedroom four

13'0 x 8'10 (3.96m x 2.69m)



A double carpeted dual aspect bedroom with views over the garden and a built in wardrobe.

### Bedroom three

25'7 x 10'6 (7.80m x 3.20m)



A great sized room with windows to the front and rear garden, carpeted, ample space for wardrobes and loft access.

### Family bathroom

11'3 x 7'10 (3.43m x 2.39m)



A great sized stylish bathroom with windows to the rear has a double cubicle shower, bath, sink, WC, heated towel radiator and cupboards housing the hot water tank and boiler.

### Second floor landing

Hallway which wraps around banister, window to the front, Velux window to the rear and window to the front.

### Bathroom

12'1 x 8'4 (3.68m x 2.54m)



This tiled floored bathroom has a three piece white suite which includes a WC, wash hand basin, paneled bath with a wall mounted shower. There are Velux windows with blinds and a heated towel radiator.

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### Bedroom five

17'2 x 12'4 (5.23m x 3.76m)



This double carpeted bedroom has windows overlooking the front and garden, built in storage and a Velux window to the side.

### Bedroom six

16'1 x 13'7 (4.90m x 4.14m)



A good sized room two Velux windows to the side and rear. Ample space for wardrobes.

### Garage

17'2 x 10'10 (5.23m x 3.30m)

Accessed from the utility is the good sized garage.

### Garden



A great sized garden that is mainly laid to lawn with attractive shrub borders, space for a garden shed to the rear. There is a paved patio area that is perfect for summer entertaining and side access to the front

### Front driveway



A great sized driveway that has is partially block paved. There are shrub borders, side access and double doors to the garage,

### Services

Water. Mains

Drainage. Mains

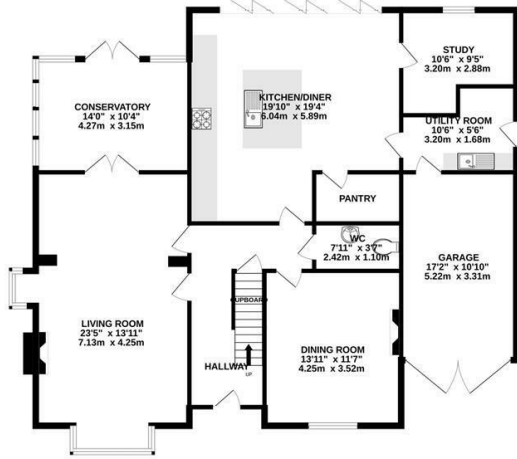
Electricity. Mains

Heating. Gas

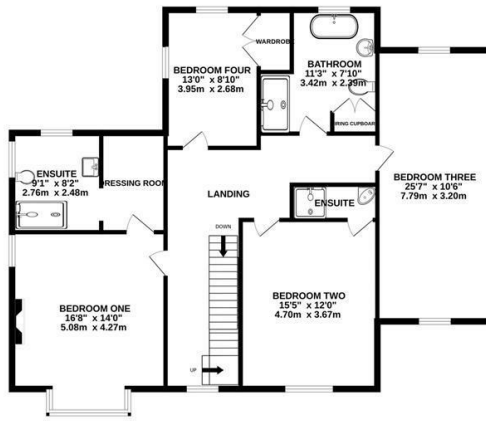
Mobile phone. NEA is not aware of any specific restricted mobile phone coverage

Broadband. Superfast, obtained from Ofcom

GROUND FLOOR  
1544 sq.ft. (143.4 sq.m.) approx.



1ST FLOOR  
1269 sq.ft. (117.9 sq.m.) approx.



2ND FLOOR  
607 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA : 3420 sq.ft. (317.7 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) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 67      | 77        |

England & Wales

EU Directive 2002/91/EC

#### Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current | Potential |
|-----------------------------------------------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
|                                                                 | 69      | 79        |

England & Wales

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