



Hunters Chase
Caversham, Reading, RG4 7XE

£825,000

SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS: Situated within the sought-after area of Caversham Heights is this great sized four double bedroom two bathroom detached house that is in the catchment for The Heights Primary School. The property sits on a generous plot and boasts a spacious kitchen / diner with a feature bay window, bright bay fronted living room, utility and a home office. To the rear there is an easy to maintain garden with a paved patio and that backs on to picturesque Bugs Bottom woods. To the front there is a generous driveway and a double garage. To appreciate the space on offer call now to view.

Hunters Chase, Reading, RG4 7XE

- Caversham Heights
- Two bathrooms (one en-suite)
- Open plan kitchen / diner
- Heights primary school
- EPC rating C
- Four bedroom detached house
- Good sized living room
- Double garage & driveway
- Good sized garden and patio catchment
- Coucil Tax band G

Hallway



A spacious and welcoming entrance hall with wooden flooring, stairs to the first floor, double doors to the living room and kitchen/diner, door to the WC, utility room and study along with two built in cupboards.

Living room

23'9 x 11'7 (7.24m x 3.53m)



A bright and comfortable carpeted living room with bay window to the front of the property, gas fire and patio doors to the garden.

Kitchen / diner

20'10 x 11'1 (6.35m x 3.38m)



A spacious and well equipped kitchen diner with wood flooring. The dining area has a big bay window overlooking the garden and ample space for dining table and chairs as well as a less formal area with sofas for socialising.

Kitchen area



A modern and well equipped kitchen with wooden flooring, space for a good sized fridge freezer, built in double oven, hob and extractor and a window overlooking the garden.

Hunters Chase, Reading, RG4 7XE

Utility

8'3 x 5'11 (2.51m x 1.80m)



A good sized utility room, with a tiled floor, space for a washing machine and tumble drier along with side door to the garden.

Office

9'2 x 7'9 (2.79m x 2.36m)



Good sized office with wood flooring and window overlooking the front of the property.

WC

WC with tiled floor, frosted window to the garden, sink, heated towel rail and WC.

Landing



Spacious landing with airing cupboard and doors to the bedrooms and bathroom.

Bedroom one

13'2 x 11'7 (4.01m x 3.53m)



Spacious, carpeted double bedroom with plenty of built in wardrobe space, window overlooking the front of the property and door to the en suite.

Hunters Chase, Reading, RG4 7XE

En suite

7'1 x 4'6 (2.16m x 1.37m)



Good sized en suite with tiled floor, sink with storage, WC, shower, heated towel rail and frosted window to the front of the property.

Bedroom two

14'9 x 8'11 (4.50m x 2.72m)



A very good sized, carpeted double bedroom with window overlooking the garden, large built in wardrobe with partially mirrored sliding doors.

Bedroom three

11'5 x 10'4 (3.48m x 3.15m)



Very good sized carpeted double bedroom with window overlooking the garden.

Bedroom four

9'3 x 8'1 (2.82m x 2.46m)



Carpeted bedroom with window overlooking the front of the property and built in wardrobe.

Hunters Chase, Reading, RG4 7XE

Bathroom

9'1 x 7'1 (2.77m x 2.16m)



Modern and stylish bathroom with tiled floor, P shaped bath with shower, WC, sink, heated towel rail and frosted window to the garden.

mobile phone coverage

Broadband. Ultrafast, obtained from Ofcom

Garage

17'3 x 16'8 (5.26m x 5.08m)

Large double garage with two separate up and over doors, spacious interior, large amounts of storage including rafter storage, rear door leading to the garden and plenty of parking to the front.

Garden



A beautifully presented and private garden with plenty of patio area and a good sized lawn with side access to the front of the property on both sides. Additionally, there is a gate at the rear of the garden allowing access to the Bugs Bottom nature reserve.

Services

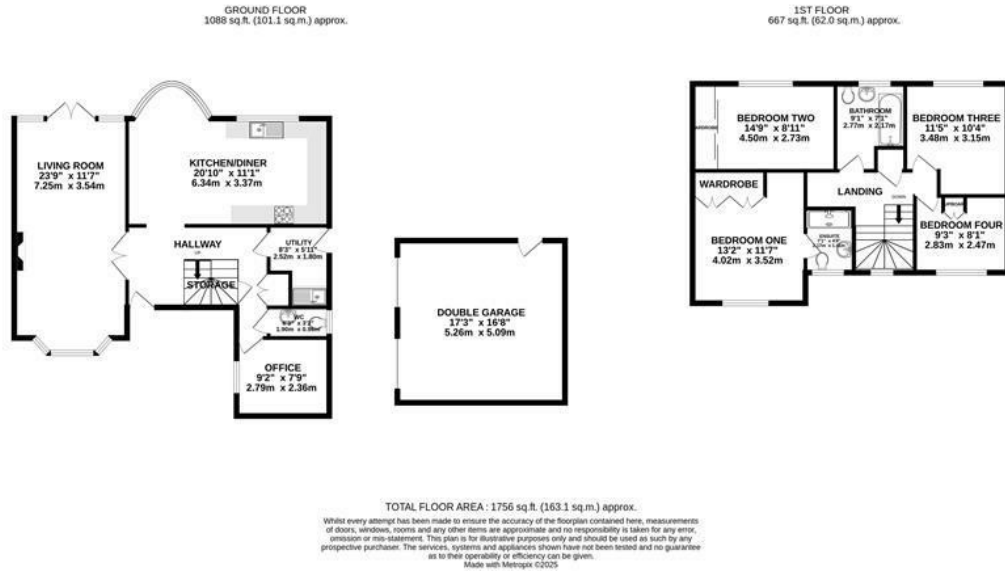
Water. Mains

Drainage. Mains

Electricity. Mains

Heating. Gas

Mobile phone. The vendor is not aware of any specific restricted



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		
England & Wales EU Directive 2002/91/EC		

