



**Hemdean Hill**  
**Caversham, Reading, Berkshire RG4 7SB**

**£650,000**

**SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS:** Set within this sought after area in central Caversham is this stylish three storey bay fronted Victorian semi detached house. The property boasts numerous period features throughout, on the upper floors there are three great sized bedrooms and a large stylish bathroom. On the ground floor there are two reception rooms and a great sized kitchen/diner with patio doors to the garden. To the rear there is an easy to maintain garden that is ideal for summer entertaining. To appreciate the space on offer call now to view.



## Hemdean Hill, Reading, Berkshire RG4 7SB

- Central Caversham
- Three good sized bedrooms
- Two reception rooms
- Great sized stylish bathroom
- EPC rating D
- Bay fronted Victorian semi detached house
- 20' modern & stylish kitchen/diner
- Ample period features
- Easy to maintain garden
- Council tax band D

### Hallway

A very welcoming entrance hall with polished floorboards, doors to the living room and dining room with stairs to the first floor.

### Living room

13'0 x 10'8 (3.96m x 3.25m)



A comfortable and cozy living room with a bay window overlooking the front garden, feature fireplace and wooden floorboards.

### Dining room

14'6 x 12'3 (4.42m x 3.73m)



A nicely presented dining room with wooden floorboards, plenty of built in storage either side of the feature fireplace along with understairs storage, door to the garden and arch to the kitchen/diner.

### Kitchen / diner

20'6 x 8'11 (6.25m x 2.72m)



Spacious and modern kitchen with tiled floor, side door and double patio doors to the garden.

### Kitchen area



A modern and stylish kitchen with ample stone work surfaces and storage. The kitchen includes a built in oven, hob, extractor, microwave, dishwasher, 'American style' fridge freezer and a recess for the washing machine. Tiled floor, door and window to the garden and open to the dining area.

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### Landing



Carpeted landing with doors to the bedroom and bathroom and stairs to the second floor.

### Bedroom one

14'6 x 10'11 (4.42m x 3.33m)



A large double bedroom with dual windows overlooking the front of the property, built in wardrobe and period feature fireplace.

### Bedroom two

10'10 x 9'10 (3.30m x 3.00m)



Carpeted, double bedroom with window overlooking the garden and feature fireplace.

### Bathroom

13'2 x 8'11 (4.01m x 2.72m)



Spacious and modern bathroom with tiled floor, sink with storage, WC, bath with shower, separate shower, windows to the side and rear and plenty of built in storage.



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### Bedroom three

17'9 x 11'1 (5.41m x 3.38m)



A very spacious double bedroom with plenty of eaves storage and a feature fireplace.

### Garden



A quiet and peaceful garden with raised patio, mostly laid to lawn with shed, gate to the side and views across the valley to Balmore Park.

### Services

Water. Mains

Drainage. Mains

Electricity. Mains

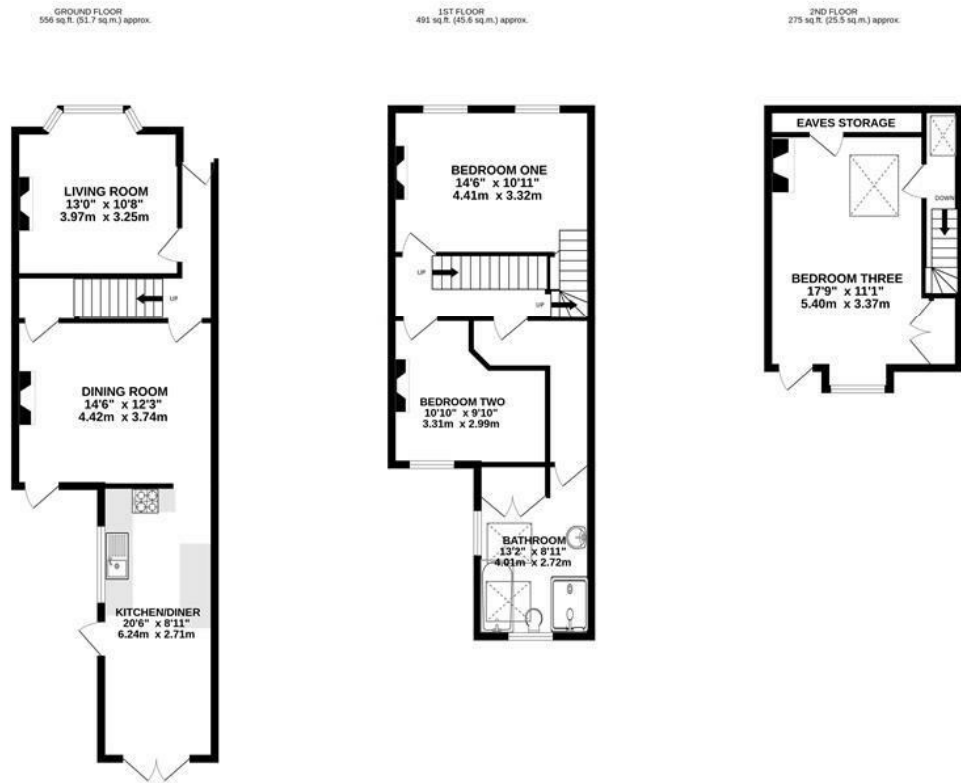
Heating. Gas

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

Broadband. Superfast, obtained from Ofcom


**View towards Balmore Park**





**TOTAL FLOOR AREA: 1322 sq ft. (122.8 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 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) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
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			
England & Wales		EU Directive 2002/91/EC	