



**Woodcote Way
Caversham, Reading, Berkshire RG4 7HE**

Chain Free £750,000

SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS: Set within this highly sought after area of Caversham Heights is this well presented, substantially extended semi-detached house offering extensive and versatile accommodation and is finished to a high standard throughout. The house is located only moments from the popular Heights Primary School and offers easy access to Caversham village centre with its sought after restaurants and local amenities of Reading. On the ground floor there three reception rooms, downstairs cloakroom, a stunning kitchen / dining room and a guest WC. Upstairs there are five bedrooms and three stylish bathrooms. To the side and rear there is a good sized garden and patio that is perfect summer BBQ's. To the front there is good sized driveway for several cars. To appreciate the space on offer call now to view.

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- Chain free
- Great sized open plan kitchen / diner
- Three reception rooms
- Ample driveway parking
- EPC Rating C
- Extended Semi-Detached House in Caversham Heights
- Five double bedrooms & Three bathrooms
- Enclosed rear garden
- Council Tax Band E
- Heights Primary School catchment

Entrance Hall

A welcoming, bright, entrance with doors leading to reception rooms, downstairs cloakroom and kitchen. Stairs to first floor accommodation. Large under stairs cupboard.

Living Room

11'2 x 11'11 (3.40m x 3.63m)



A light and airy carpeted room with a double glazed bay window to the front allowing plenty of natural light.

Family Room

13'9 x 11'10 (4.19m x 3.61m)



A dual aspect, carpeted, family room offering versatile living space.

Cloakroom

A modern, contemporary W.C. and wash hand basin, with ample storage and modern flooring.

Kitchen / Dining Room

25'3 x 20'11 (7.70m x 6.38m)



A stunning, modern and vast kitchen / dining room, boasting ample fitted base and eye level units, granite work surfaces and large island benefiting for 'pop-up' power supply. Integrated appliances include a fridge/freezer, extractor. Recess for a superb range style cooker, dishwasher, washing machine, with the further benefit of a tumble dryer. With modern flooring, this

bright space provides access to the enclosed private garden through the French doors.

Study / Playroom

11'9 x 10'11 (3.58m x 3.33m)



Off the kitchen is an additional room with window overlooking the garden, currently in use as a study.

Bedroom One

12'2 x 11'4 (3.71m x 3.45m)



A large, bay fronted, carpeted master bedroom with door leading to en-suite shower room and ample space for wardrobes.

En-Suite

4'5 x 4'3 (1.35m x 1.30m)



A modern en-suite with a shower cubicle, W.C., wash hand basin and heated towel rail, fitted cupboards and ceiling spot lights.

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Bedroom Two

11'5 x 10'10 (3.48m x 3.30m)



A good size carpeted double bedroom with sky light and ample space for wardrobes.

Family Bathroom

8'8x 7'11 (2.64mx 2.41m)



With a three piece suite, this modern bathroom has a frosted window. Suite includes, W.C., wash hand basin set in storage cabinet and large bath with handheld shower. Part tiled walls and ceiling spot lights.

Bedroom Three

11'10 x 11'3 (3.61m x 3.43m)



A light and airy room with a window to the front, carpeted, space for wardrobes and a door to 'Jack & Jill' shower room.

'Jack & Jill' Shower Room

7'3 x 7'2 (2.21m x 2.18m)



Shared by Bedrooms Three and Four is this modern shower room with frosted window. Suite includes; W.C., wash hand basin in storage and shower cubicle. Part tiled walls and ceiling spot lights.

Bedroom Four

11'10 x 10'6 (3.61m x 3.20m)



A carpeted double bedroom with two Velux skylights, door to 'Jack & Jill' shower room.

Bedroom Five

7'11 x 7'7 (2.41m x 2.31m)



Offering views to the front is this light and airy room with a bay window.

Enclosed Rear Garden



The French doors in the kitchen lead out onto a wrap around patio area. The South facing garden boasts a decked area and well maintained lawn, with borders to side. There is also a large garden shed at very end with electrics. The garden can also be accessed from the driveway via large double gates, so a car could be parked within a secure locked area.

Services

Water. Mains

Drainage. Mains

Electricity. Mains

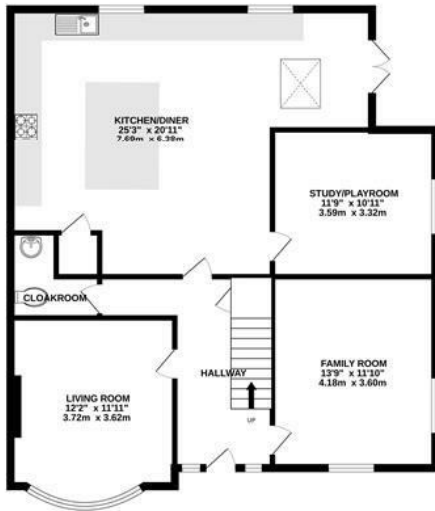
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Heating. Gas

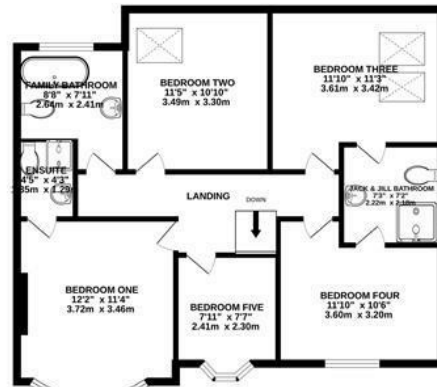
Mobile phone. The vendor is not aware of any specific restricted mobile phone coverage

Broadband. Superfast, obtained from Ofcom

GROUND FLOOR
1011 sq.ft. (93.9 sq.m.) approx.



1ST FLOOR
798 sq.ft. (74.2 sq.m.) approx.



TOTAL FLOOR AREA: 1810 sq.ft. (168.1 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	85
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		
	74	81
England & Wales EU Directive 2002/91/EC		

