



**Sandcroft Road
Caversham, Reading, Berkshire RG4 7NP**

£635,000

SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTING: Set within this quiet area of Caversham Heights is this light and airy three / four bedroom detached house that has the potential to extend (STP) that is in the catchment for great schools. The property boasts three double bedrooms and a stylish bathroom on the first floor. On the ground floor there is a good sized living room with a fireplace, dining room, separate modern kitchen, fourth bedroom and a stylish shower room. To the rear there is a great sized south facing garden that is ideal for summer entertaining. To the front there is a good sized driveway and garage with an EV charger. To appreciate the space on offer call now to view.

Sandcroft Road, Reading, Berkshire RG4 7NP

- Caversham Heights
- Four double bedrooms
- Good sized living room
- Good sized south facing garden
- EPC rating D
- Detached house with the potential to extend (STP)
- Two stylish bathrooms
- Modern kitchen & dining room
- Garage & Driveway parking
- Council tax band E

Lobby

A tiled lobby with doors leading to the entrance hall and garage.

Entrance hall

A wide and welcoming entrance hall with laminate flooring, stairs to first floor and doors to the living room, kitchen and fourth bedroom.

Living room

17'1 x 12'4 (5.21m x 3.76m)



A good sized living room with a large window overlooking the front of the property, feature fireplace and door to the dining room.

Dining room

11'6 x 9'0 (3.51m x 2.74m)



A spacious dining room with laminate flooring, large window overlooking the garden and door to the kitchen.

Kitchen

11'6 x 8'9 (3.51m x 2.67m)



Modern kitchen with a good amount of cupboard and work surface area, built in oven, hob and extractor, space for washing machine, dishwasher and fridge freezer with door to the garden.

Bedroom four

11'2 x 7'3 (3.40m x 2.21m)



Spacious double bedroom with door to shower room and large window overlooking the garden.

Sandcroft Road, Reading, Berkshire RG4 7NP

Shower room



Modern and stylish shower room with WC, sink, shower and frosted window to the rear of the property.

Landing

Landing with laminate flooring, window to the side of the property and doors to bedrooms and bathroom.

Bedroom one

15'0 x 10'4 (4.57m x 3.15m)



Spacious double bedroom, carpeted, ample fitted wardrobes and a large window overlooking the front of the property.

Bedroom two

11'11 x 10'4 (3.63m x 3.15m)



A good sized double bedroom with laminate flooring and a large window overlooking the garden.

Bedroom three

10'10 x 7'7 (3.30m x 2.31m)



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

Sandcroft Road, Reading, Berkshire RG4 7NP

Bathroom

8'7 x 7'6 (2.62m x 2.29m)



Stylish and well presented bathroom with tiled floor. frosted window to the garden, shower, free standing bath, wc, sink and heated towel rail.

Garden



A quite and peaceful garden, mostly laid to lawn with side access, a sizeable gravelled patio area, perfect for entertaining on summer evenings

Garage

18'1 x 10'10 (5.51m x 3.30m)

A good sized garage with up and over door, lights and power and electric vehicle charging point.

Services

Water. Mains

Drainage. Mains

Electricity. Mains

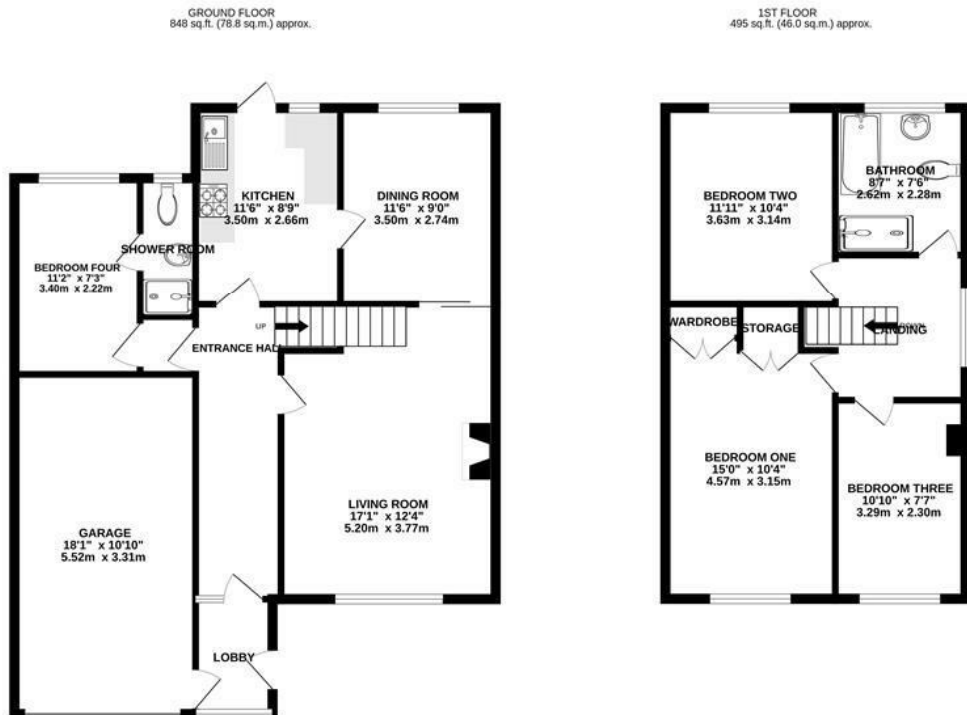
Heating. Gas

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

Broadband. Ultrafast, obtained from Ofcom

Disclosure

In accordance with the Estate Agents Act 1979 we are required to inform you that the sellers of this property is an employee on Nicholas Estate Agents & NEA Lettings



TOTAL FLOOR AREA : 1344 sq.ft. (124.8 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.

Made with Metropix ©2025

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		
	60	71
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		

