



**Oakley Road  
Caversham, Reading, Berkshire RG4 7RL**

**Guide Price £750,000**

GUIDE PRICE OF £750000 TO £775000: Set within this sought after area of Caversham Heights is this spacious semi detached house that retains numerous period features and has the potential to extend (STP). The property is in the catchment for both Caversham Primary and The Heights primary schools. The property offers easy access to the center of Caversham and Reading mainline station. On the first floor there are four good sized bedrooms and a modern bathroom. On the ground floor there is a light and airy bay fronted living room, dining room, good sized kitchen/diner and a WC. To the rear there is an easy to maintain South Westerly facing garden that stretches approximately 70' and to the front there is off road parking. To appreciate the space on offer call now to view.



## Oakley Road, Reading, Berkshire RG4 7RL

- Caversham Heights
- Caversham Primary & The Heights Primary school catchment
- Two reception rooms
- 70' South West facing garden
- Council tax band F
- Four bedroom semi detached house
- Numerous period features
- Good sized bathroom and downstairs WC
- Driveway with off road parking
- EPC rating TBC

### Lobby

A good sized lobby with stripped wood flooring, window to the side and a door to the hallway.

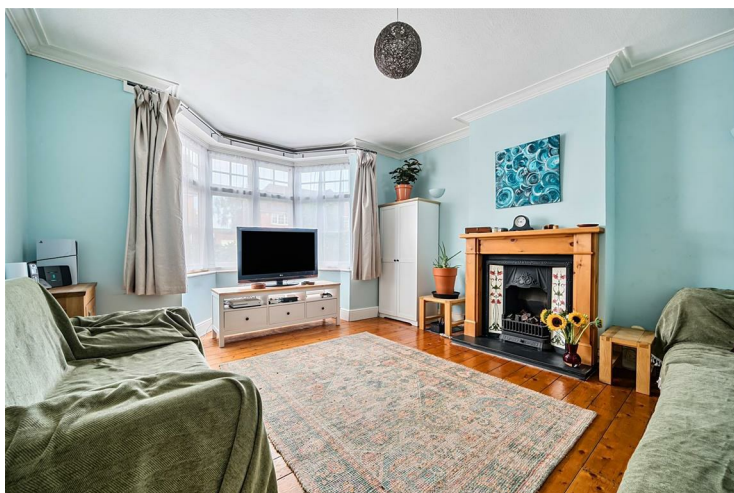
### Hallway



A good sized hallway with stripped wood flooring, stairs to the first floor and doors to:

### Living room

16'6 x 13'3 (5.03m x 4.04m)



A light and airy living room with a feature bay window to the front, stripped wood flooring, ceiling coving and a gas feature fire place

### Dining room

13'0 x 10'2 (3.96m x 3.10m)



Offering views over the patio and garden is this light and airy room, stripped wood flooring, cast iron feature place, fitted shelves and stripped wood flooring.

### Kitchen/diner

23'8 x 9'6 (7.21m x 2.90m)



A good sized kitchen diner with ample wall and base units. Stone work surfaces with an inset 'Butler style' sink, recess for a 'Rangemaster' style oven and hob, extractor, dishwasher, cupboard housing the boiler, recess for the washing machine and dryer. Tiled floor, ceiling spot lights, breakfast bar, windows and doors to the garden and patio.

### WC

Comprising of WC, sink and window to the side.

### Landing

A good sized landing, stripped wood flooring, loft access, window to the side and doors to:



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### Bedroom one

13'11 x 10'9 (4.24m x 3.28m)



A good sized room with a window to the front, feature fire place, stripped wood flooring and ample space for wardrobes.

### Bedroom two

13'0 x 10'9 (3.96m x 3.28m)



Offering views over the rear garden is this spacious room, stripped wood flooring and space for wardrobes.

### Bedroom three

13'3 x 9'3 (4.04m x 2.82m)



Offering views over the rear garden is this spacious room, carpeted, cupboard housing the hot water cylinder and space for wardrobes.

### Bedroom four

9'4 x 8'10 (2.84m x 2.69m)



Offering views to the front is this light and airy room, stripped wood flooring and space for wardrobes.

### Bathroom

9'5 x 5'8 (2.87m x 1.73m)



A good sized bathroom comprising of a paneled bath with a wall mounted shower, WC, wash hand basin, two windows to the side, towel rail. Part tiled walls and a tiled floor.

### Garden



A good sized south west facing garden that stretches approximately 70'. There is a covered paved patio area that is ideal for those summer BBQ's. The garden is mainly laid to lawn with shrub borders. To the rear there are raised beds, a greenhouse and shed.

### Services

Water. Mains

Drainage. Mains

Electricity. Mains

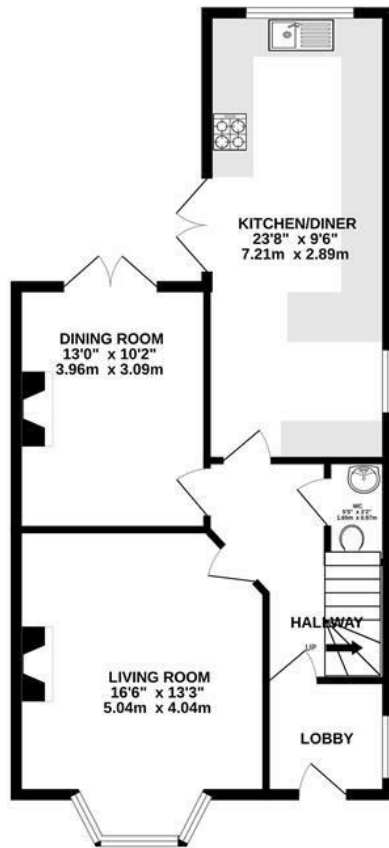
Heating. Gas

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

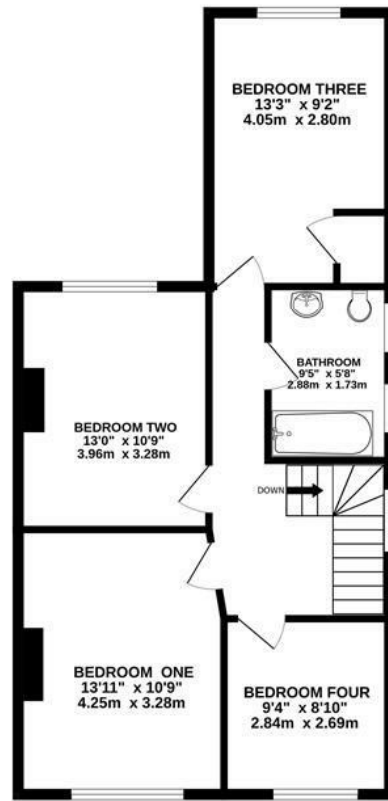
Broadband. Ultrafast, obtained from Ofcom



GROUND FLOOR  
674 sq.ft. (62.6 sq.m.) approx.



1ST FLOOR  
665 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA: 1339 sq.ft. (124.4 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 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 62025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>71</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>54</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> 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		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

