



**Henley Road
, Reading, RG4 5LN**

Chain Free £550,000

CHAIN FREE: Set within this sought after area of Caversham is this extended semi detached house. The property boasts five bedrooms and a bathroom on the first floor. On the ground floor there are two reception rooms, a good sized kitchen, utility, WC and a family room. To the rear there is an easy to maintain garden that is mainly laid to lawn. To the front there is parking for several cars. To appreciate the space on offer call now to view.

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- Chain free
- Easy reach of central Caversham and Henley
- Three reception rooms
- Good sized kitchen & utility
- Council tax band E
- Extended semi detached house
- Five good sized bedroom bedrooms
- Upstairs bathroom & a downstairs WC
- Good sized garden and driveway parking to the front.
- EPC rating D

Hallway

A good sized hallway with under stairs storage, stairs to the first floor and doors to:

Family room

13'11 x 7'3 (4.24m x 2.21m)



A light and airy room with a window the front and wood effect flooring.

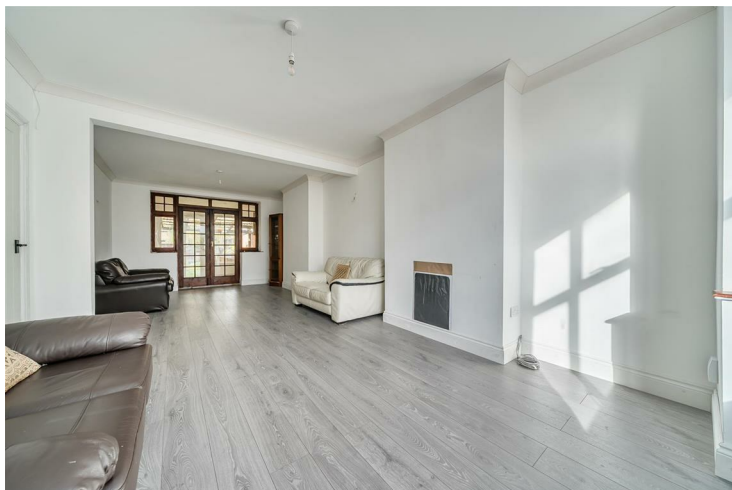
Living room

14'4 (into bay) x 11'8 (4.37m (into bay) x 3.56m)



A good sized room with a bay window to the front, wood effect flooring and open to the dining room.

Dining room



A good sized room with doors to the kitchen area, door to the hallway and open to the living room

Kitchen

20'8 (max) x 14'5 (max) (6.30m (max) x 4.39m (max))



A modern kitchen with ample wall and base units, stone work surfaces with an inset sink and drainer, five ring gas hob, double oven, recess for the dishwasher. Tiled floor, window and doors to the garden and an archway to the utility.

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Utility

10'3 x 7'0 (3.12m x 2.13m)



A good sized utility with recess for the washing machine and fridge freezer. Window and door to the garden, door to the WC.

WC

7'1 x 4'11 (2.16m x 1.50m)

Comprising of a WC and sink.

Landing

A good sized landing, carpeted and loft access.

Bedroom one

14'0 (into bay) x 10'7 (4.27m (into bay) x 3.23m)



A good sized room with a bay window to the front and ample fitted wardrobes.

Bedroom two

12'2 x 11'11 (3.71m x 3.63m)



Offering views over the rear garden is this good sized room, carpeted and fitted wardrobes.

Bathroom

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



Comprising of a paneled bath, WC, wash hand basin and a cupboard housing the boiler.

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Bedroom three

11'4 x 7'2 (3.45m x 2.18m)



Offering views to the front is this light and airy room. Carpeted and space for wardrobes.

Bedroom four

12'3 (max) x 7'2 (3.73m (max) x 2.18m)

A light and airy room with a window to the garden

Bedroom five

8'3 x 8'0 (2.51m x 2.44m)



A good sized room with a window to the front and a fitted wardrobe.

Front drive



A good sized driveway with parking for several cars and shrub borders.

Garden



A good sized garden that is mainly laid to lawn.

Services

Water. Mains
Drainage. Mains
Electricity. Mains
Heating. Gas

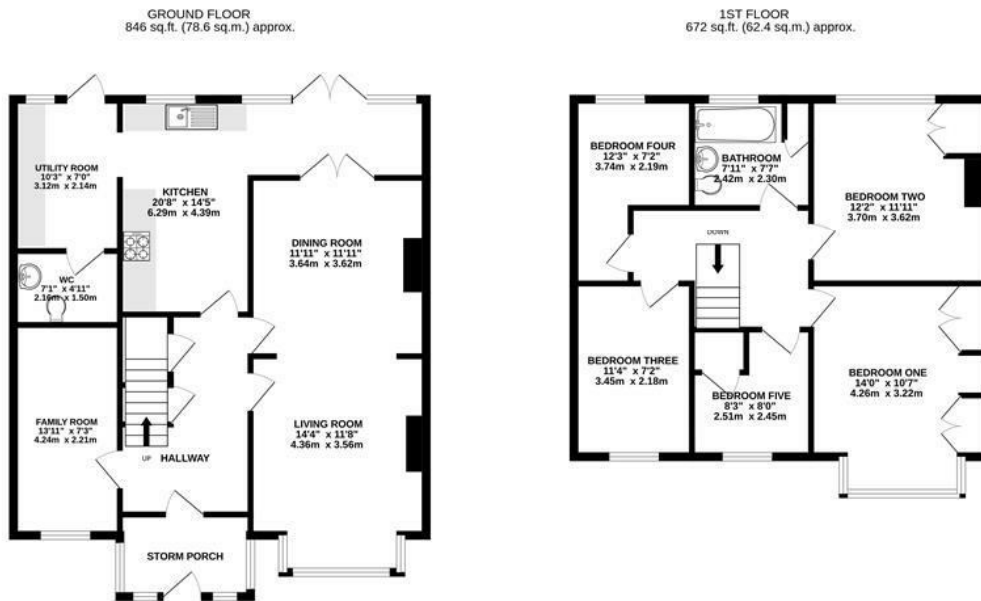
Appliances: All the appliances are untested

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

Broadband. Superfast, obtained from Ofcom

Disclaimer

The property is sold as seen and all the services and appliances are untested.



TOTAL FLOOR AREA : 1518 sq.ft. (141.0 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		62	77
(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			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(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	
			

