



**Valentine Crescent
Caversham, Reading, RG4 5JL**

£520,000

LAUNCH DAY: SATURDAY FEBRUARY 7TH, CALL NOW TO BOOK YOUR APPOINTMENT TO VIEW:

Set within this sought after area of Caversham is this light and airy semi-detached house that has been substantially extended on the ground floor and is the catchment for the Hill Primary School. The property boasts three bedrooms and a stylish bathroom on the first floor. On the ground floor, there is a spacious open plan living /family /dining room. In addition there is a stylish downstairs shower room and utility. To the front there is off road parking and a shared driveway to the side. To the rear, there is a good-sized secluded garden. To appreciate the space on offer call now to view.

- Extended semi detached house
- Three bedrooms
- Two stylish bathrooms
- Dining / family room
- Driveway parking
- Council tax band D
- Bay fronted living room
- Good sized modern kitchen
- Good sized garden
- EPC rating D

Hallway



Hallway with laminate flooring, understairs cupboard, doors to living room and kitchen and stairs to the first floor.

Living room

16'9" x 11'0" (5.12 x 3.36)



A good sized living room with large, bay window to the front of the property, open to the dining/family room.

Dining room / family room
14'10" x 11'11" (4.53 x 3.65)



A bright and airy dining/family room with laminate flooring, patio doors to the garden, velux window above and door to the downstairs shower room.

Kitchen

10'7" x 8'11" (3.24 x 2.74)



A modern and stylish kitchen with laminate flooring, frosted window to the side of the property, plenty of eye and base units, double sink, built in oven, gas hob, extractor and dishwasher with space for fridge freezer and door to dining area.

Shower room / utility

10'4" x 3'11" (3.16 x 1.21)



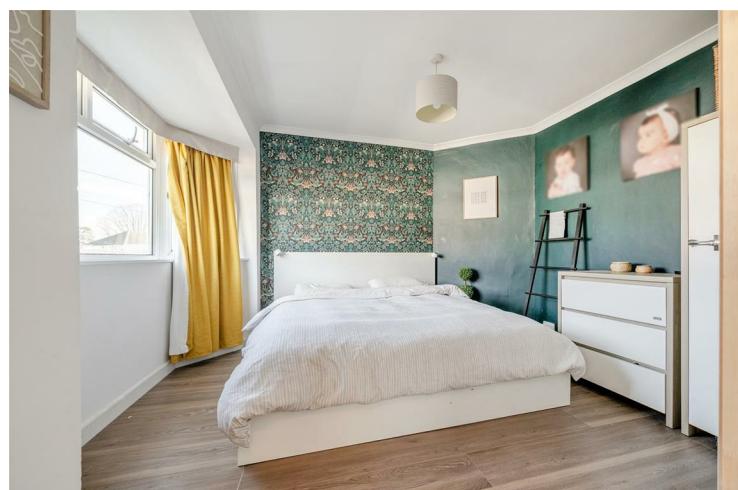
Shower/utility room with laminate flooring, frosted window to the rear of the property, shower cubicle, sink with storage, WC, heated towel rail, space for a washing machine and tumble drier

Landing

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

Bedroom one

11'9" x 11'3" (3.6 x 3.43)



A very good sized double bedroom with bay window to the front of the property.

Bedroom two

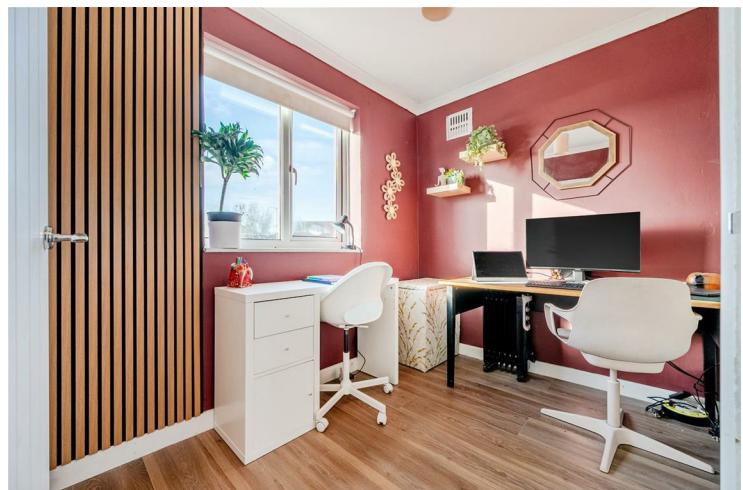
11'2" x 7'11" (3.41 x 2.43)



Double bedroom with laminate flooring and large window overlooking the garden.

Bedroom three

8'11" x 6'10" (2.74 x 2.09)



Offering views over the rear garden is this good sized room with laminate flooring

Bathroom

5'9" x 5'1" (1.77 x 1.57)



Bathroom with laminate flooring, frosted window to the side of the property, bath with shower, WC, sink and heated towel rail.

Garden



Spacious garden, mostly laid to lawn with patio area and gate leading to the front of the property.

Services

Water. Mains

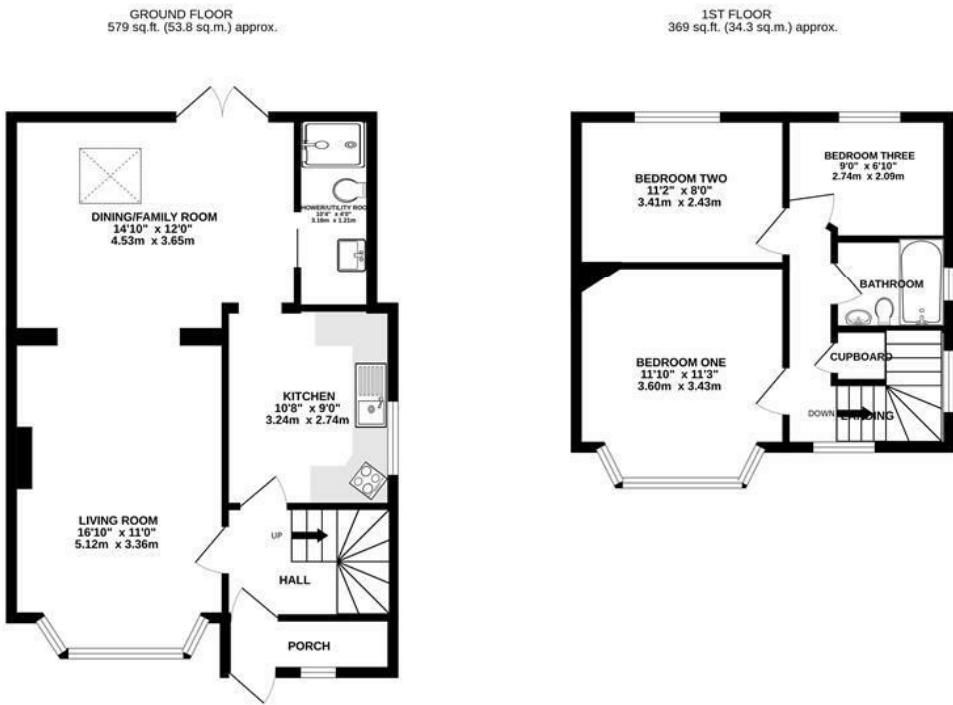
Drainage. Mains

Electricity. Mains

Heating. Gas

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

Broadband. Ultrafast, obtained from Ofcom



TOTAL FLOOR AREA: 948 sq.ft. (88.1 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 service provider of the plan is not responsible for any inaccuracies or omissions, nor can any guarantee as to their operability or efficiency 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	67	77
(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		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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