



**Hemdean Road  
Caversham, Reading, Berkshire RG4 7RA**

**£590,000**

**SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS:** This stylish end-of-terrace property has an abundance of period charm and character, along with the potential for extension. Set within this highly sought-after area of Caversham, it is within easy reach of Caversham high street, Reading train station and the town centre. In addition the house is just moments from Caversham Primary school. The property boasts three good sized bedrooms on the first floor. On the ground floor, there are two ample sized reception rooms, a modern kitchen and stylish bathroom. To the rear, there is a generously sized garden, off-road parking and a garage. To appreciate the space on offer and the potential to extend call to book your appointment to view.



# Hemdean Road, Reading, Berkshire RG4 7RA

- End of terrace period house
- Three bright bedrooms
- Polished wood flooring
- Gravelled driveway and garage
- Council tax band C
- Numerous original features
- Two reception rooms
- Good sized garden
- Modern kitchen & stylish bathroom
- EPC rating D

## Hallway

A well presented and welcoming hallway with polished wood floorboards, stairs to the first floor and doors leading to the living room and dining room.

## Living room

13'10" x 12'3" (4.24 x 3.75)



A comfortable and stylish living room with polished wood floorboards, bay window to the front of the property and log burner with original marble surround

## Dining room

13'10" x 11'10" (4.24 x 3.62)



Spacious dining room with double doors leading to the patio and garden, polished wood floorboards, cupboard under the stairs and door to the kitchen.

## Kitchen

9'0" x 7'5" (2.75 x 2.27)



Stylish and modern kitchen with tiled floor, window to the side of the property overlooking the patio, gas hob, extractor, built in double oven, built in dishwasher and door to the bathroom. The kitchen also has space for a fridge/freezer and washing machine.

## Bathroom

7'3" x 3'10" (2.21m x 1.17m)



Smart and modern bathroom with tiled floor, double frosted windows to the rear of the property, sink with built in storage, heated towel rail, built in cupboards, WC and bath with shower over.

## Landing

Generously sized landing with wooden floorboards, doors to the bedrooms and airing cupboard.



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## Bedroom one

15'5" x 11'3" (4.72 x 3.44)



Large and airy master bedroom with double windows overlooking the front of the property, polished wood floor and feature fireplace.

## Bedroom two

12'3" x 11'8" (3.75 x 3.57)



A good sized second bedroom with polished wooden floor, window overlooking the garden and feature fireplace.

## Bedroom three

8'11" x 7'5" (2.74 x 2.27)



A bright and comfortable third bedroom with polished floorboards and window overlooking the garden.

## Garden



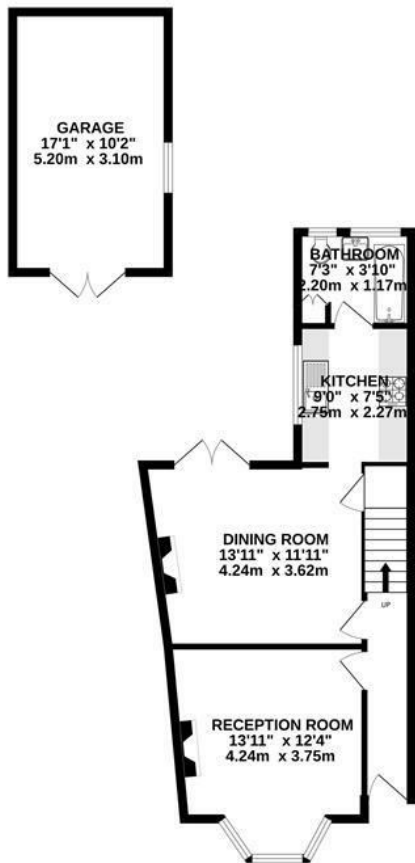
A very good sized garden that is mostly laid to lawn but with a large patio, pergola, side gate onto Queen St and rear gate to the driveway and garage.

## Driveway & Garage

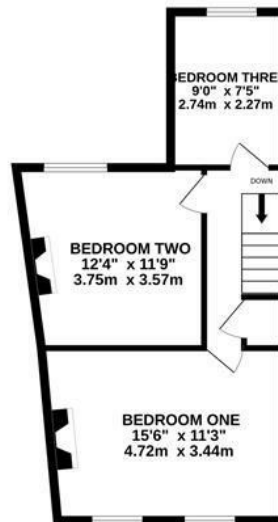


A gravelled driveway providing off street parking and single garage.

GROUND FLOOR  
663 sq.ft. (61.6 sq.m.) approx.



1ST FLOOR  
438 sq.ft. (40.7 sq.m.) approx.

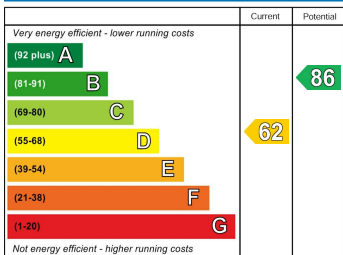


FLOOR AREA INCLUDES THE GARAGE

TOTAL FLOOR AREA: 1102 sq.ft. (102.3 sq.m.) approx.

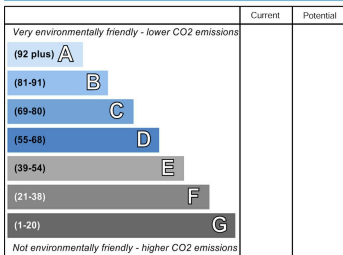
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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**



England & Wales EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**



England & Wales EU Directive 2002/91/EC

