



Queensborough Drive Caversham, Reading, Berkshire RG4 7JA

£3,000 PCM

NEA LETTINGS: Rosewood House is a large detached modern house with wrap around garden in the heart of Caversham Heights and would make a superb family home. Located just by Caversham Tennis Club and accessed via a private drive the property affords great privacy. The Entrance hall is wide and welcoming with wooden floors, downstairs there is a formal triple aspect living room, office, cloakroom, dining room which opens into the modern kitchen, utility and large garage. Upstairs are four double bedrooms, master with ensuite and a modern family bathroom. Located in sought after Caversham Heights, the property is a 5 minute drive from Caversham centre and 10 minutes from Reading mainline railway station. In the catchment area for The Heights Primary and Highdown School and only 5 minutes from the South Oxfordshire countryside. The property is also a 15 minute drive from Oratory Preparatory School. EPC rating D.

DISCLAIMER: These particulars are a general guide only, they do not form part of any contract. Video content and other marketing material shown are believed to be an accurate and fair representation of the property at the time the particulars were created. Please ensure you have made all investigations, and you are satisfied that all your property requirements have been met if you make an offer without a physical viewing.

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- NEA Lettings
- Detached house
- Unfurnished or Furnished, landlord is flexible
- Driveway parking & double garage
- EPC Rating D
- Caversham Heights
- Four bedrooms
- Wrap around garden
- Council tax band G
- Available 1st August

Entrance hall



Large welcoming entrance hall with wooden floors, window to the front overlooking the drive. Doors to all rooms and staircase.

Living room

24'2" x 12'7" (7.37 x 3.86)



A large triple aspect carpeted living room with windows to front and side plus bifold doors to garden and feature fireplace. Furniture can include piano, sofa, coffee table, TV stand with TV and side table.

Study

11'4" x 6'5" (3.46 x 1.98)



A carpeted study with window overlooking rear garden, built-in desk.

Cloakroom



Tiled cloakroom with frosted window to front, low level WC, large sink set in drawer unit, storage cupboard suitable for coats and shoes.

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Dining room

11'4" x 6'5" (3.47 x 1.98)



Carpeted dining room with bifold doors to the garden and internal double doors to the kitchen. Furniture can include the sofa bed.

Kitchen

18'8" x 11'4" (5.71 x 3.47)



A large family kitchen with tiled floor, bifold door to garden and window overlooking the garden, door to utility. There is plenty of workspace and storage space, appliances include a sink under the window with built in food waste disposal (Insinkerator), dishwasher, five ring induction hob with extractor, double oven at eye-level, microwave, warming drawer, large American style fridge freezer. Option to keep dining table and 4 chairs.

Utility

7'9" x 6'5" (2.38 x 1.98)



Utility with tiles floor, door to garden and door to garage. Large sink with Brita filter tap, under the window which overlooks the garden, boiler on wall. Appliances include washing machine and tumble dryer.

Landing

Carpeted landing with window to front and doors to all bedrooms and bathroom, window to front.

Bedroom One

15'10" x 12'7" (4.83 x 3.86)



A dual aspect carpeted master bedroom with built-in wardrobes along one wall and door to ensuite. Furniture can include superking size bed, two bedside tables and chair.

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Bedroom One ensuite



Large ensuite bathroom with tiled floor, bath with handheld shower, low-level WC, large sink and walk in shower.

Bedroom Two

11'4" x 7'11" (3.47 x 2.42)



Carpeted double bedroom with window overlooking rear garden. Furniture can include cot bed and chest of drawer.

Bedroom Three

11'4" x 7'10" (3.47 x 2.40)



Carpeted double bedroom with window overlooking rear garden. Furniture can include low level single bed.

Bedroom Four

11'4" x 10'9" (3.47 x 3.30)



Carpeted dual aspect double bedroom with window to side and overlooking rear garden. Furniture can include double bed and large chest of drawers.

Bathroom



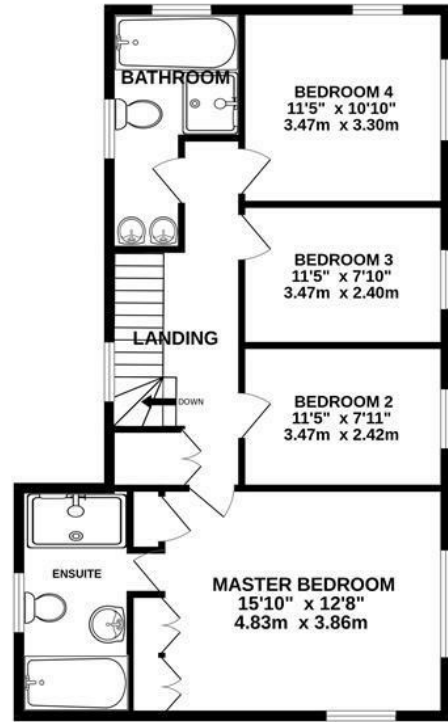
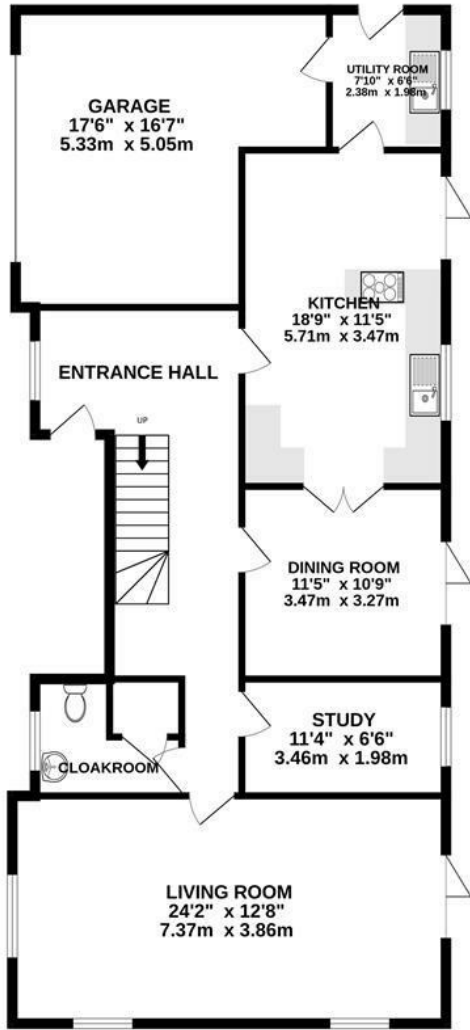
Large family tiled bathroom, two sinks set in a cabinet, large heated towel rail, low level WC, large cubicle shower and bath with handheld shower.

Garden

The property is surrounded by a large wraparound garden. The driveway has parking for multiple cars and there is side access from the driveway. There is a patio immediately to the rear of the house, the rest mainly laid to lawn with mature beds. The garden table & chairs can remain.

GROUND FLOOR
1271 sq.ft. (118.0 sq.m.) approx.

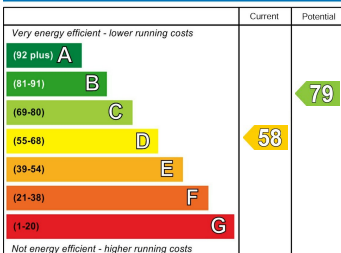
1ST FLOOR
801 sq.ft. (74.4 sq.m.) approx.



TOTAL FLOOR AREA : 2072 sq.ft. (192.5 sq.m.) approx.

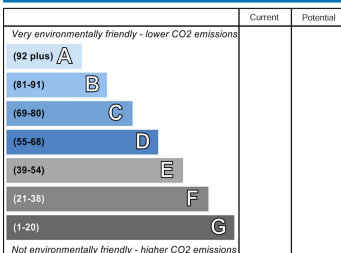
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 (CO₂) Rating



England & Wales
EU Directive 2002/91/EC

