

7 Prospect Street, Caversham, Reading, RG4 8JB Tel: 0118 948 4040



**Hemdean Rise**  
**Caversham, Reading, Berkshire RG4 7SA**

**£1,850 PCM**

**NEA LETTINGS:** An attractive 1930's three bedroom semi detached house situated in an elevated position with fantastic views across the Hemdean valley to Balmore Park and on a private road. The property has been thoughtfully extended and offers spacious living accommodation throughout. Further benefits include a large kitchen, separate upstairs shower room and bathroom, off road parking, rear access and a 100ft rear garden. Conveniently located for all of Caversham's amenities and just a short walk from Reading' mainline station the property could not be better located. 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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## Hemdean Rise, Reading, Berkshire RG4 7SA

- NEA Lettings
- Semi-detached house
- Three Bedrooms
- Walking distance to local shops
- EPC Rating E
- Caversham
- Unfurnished
- Large rear garden
- Council Tax Band D
- Available Mid September

### Entrance Hallway

The large entrance hallway leads to

### Living room

12'8" x 11'8" (3.87 x 3.57)



A spacious living room with laminate flooring. Bay windows look out onto a quiet private road. Glass doors lead through to the dining room.

### Dining room

12'5" x 11'8" (3.8 x 3.57)



A good size room perfect for family entertaining with laminate floor. Large patio doors open out onto a decking area, with views over Balmore Park. There is a large hatch which looks through into the kitchen.

### Kitchen

21'1" x 14'8" (6.43 x 4.48)

A large modern kitchen with plenty of work surfaces and cupboards, plus a breakfast bar. The appliances include a

washing machine and tumble dryer, a dishwasher and a large fridge freezer. There is a double sink under the window with views over the large garden. The back door leads to,

### Garden



Access to the garden is via the side gate or the kitchen. Concrete steps lead down to a patio area which has access to a cellar which houses the water softener. Further steps lead up to a decking area. Flower beds run along the edge of the large lawn. At the bottom of the garden is a small apple tree.

### Bedroom One

10'11" x 11'3" (3.33 x 3.43)



At the front is a large carpeted double bedroom. Bay windows fill the room with natural light, there are pleasant views over the quiet private road.

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### Bedroom Two

12'4" x 12'4" (3.76 x 3.78)



A large carpeted double bedroom at the back of the property has excellent views over Balmore Park. There are two built in wardrobes.

### Bedroom Three

7'11" x 7'1" (2.42 x 2.16)



A single room at the front of property ideal for a single bed or could be used for an office.

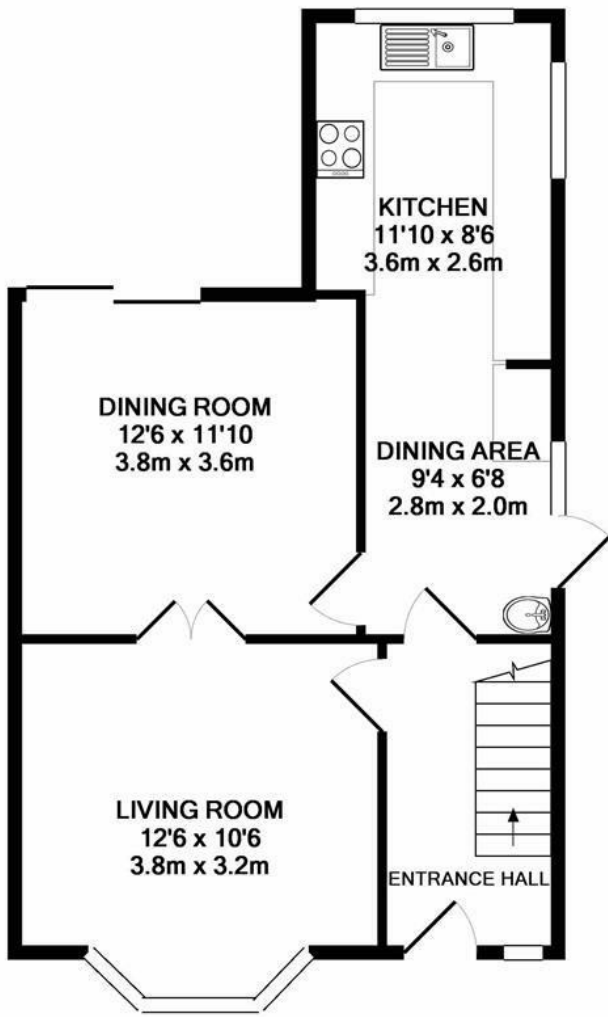
### Bathroom



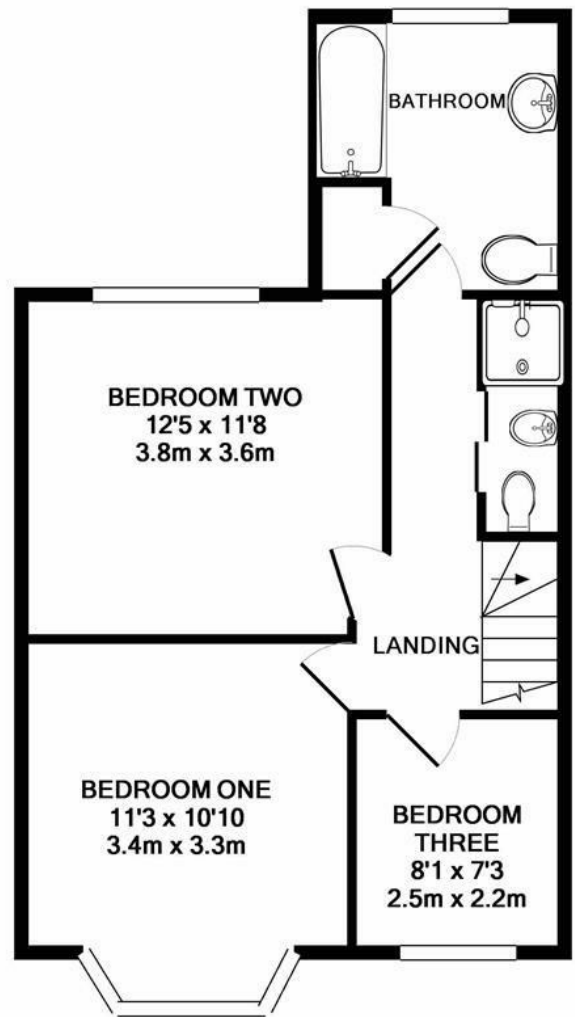
The family bathroom has a low level wc, white sink with a cupboard underneath. A large bath with a wall mounted shower and heated towel rail.

### Shower Room

The shower room comprises of a cubicle shower, low level wc and hand basin.



GROUND FLOOR  
APPROX. FLOOR  
AREA 501 SQ.FT.  
(46.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 503 SQ.FT.  
(46.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1004 SQ.FT. (93.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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	
(92 plus) <b>A</b>	<b>75</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 energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	
Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	<b>75</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
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