



NICHOLAS ESTATE AGENTS  
Sales & Lettings

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

**£2,250 Per Month**

NEA LETTINGS: A substantial and well-presented five-bedroom family home with over 143 sq meters of living accommodation which has been extended to the rear. The entrance hallway presents beautifully with a smart tiled flooring which leads onto the living room with impressive bay windows, downstairs WC including a shower, a separate dining area and an open planned kitchen/dining room. The kitchen is well-appointed and features stylish kitchen units, a waist height oven and patio doors leading onto the patio / garden. The 5th bedroom on the ground floor, which was the former garage which has been converted and is used as the 5th bedroom, snug or the office. The first-floor benefits from a spacious landing with modern and eye-catching bannisters leading to all rooms: the utility room cleverly positioned on the first floor, a family bathroom and a further three generous sized bedrooms. The master bedroom with en suite and features a window from floor to ceiling allowing lots of light and gives you a lovely view of the garden. Bedroom two benefits from a large, beautiful bay window and an extra space within the room that has been used as a walk-in wardrobe. The second floor again benefits from a sizable landing that could again be used as an office area and the fourth bedroom which benefits from lots of storage in the eaves. Again, a window feature, from floor to ceiling allowing lots of sunlight to shine through. The garden is tiered, part patio and stairs leading onto a respectable sized garden. There is a driveway which accommodates two / three cars. EPC rating C.

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 before you offer

## Hemdean Road, Reading, Berkshire RG4 7QL

- NEA Lettings
- Unfurnished
- Three bathrooms
- Driveway parking
- EPC rating C
- Caversham
- Five bedrooms
- Enclosed rear garden
- Council tax band C
- Available 23rd April

### Living room

14 x 11 (4.27m x 3.35m)



A spacious living room with an impressive bay window, smart wooden style flooring and a gas fire place.

### Dining room

12'6 x 10 (3.81m x 3.05m)



A well dressed dining area, separate from the kitchen comprising a wooden style flooring with patio doors leading through to the patio area. The walls are painted a stylish grey and the chimney breast covering a statement wallpaper.

### Kitchen

15'7 x 8'10 (4.75m x 2.69m)



A fashionable L shaped kitchen with stylish kitchen cabinets and the extension which can house a six seater dining room table. Patio doors leading onto the garden which allows lots of light to flood through, a wonderful open planned family dining area creating the perfect room for entertaining and socialising. All white goods are included and the floor is tiled.

### Master with en suite

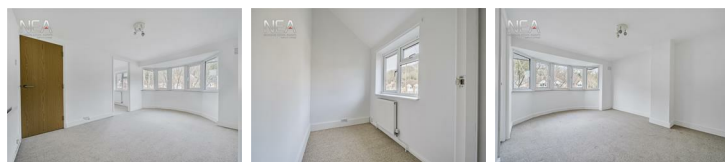
12'7 x 10'3 (3.84m x 3.12m)



A good sized carpeted master bedroom with a large window allowing great views of the garden, situated at the rear of the property. The master bedroom benefits from an en suite including WC, basin and shower unit.

### Bedroom two

15' x 10'3 (4.57m x 3.12m)



Bedroom two comprises of an additional space that can be used as a walk in wardrobe, has an imposing bay window, is carpeted and is a great space to potentially house a large king sized bed and additional furniture if you so wish. Bedroom two is situated at the front of the property.

### Bedroom three

12' x 8' (3.66m x 2.44m)



Bedroom three which is also a double bedroom benefits from views of the front of the property, is carpeted and has ample space for large bedroom furniture.

**Bedroom four**

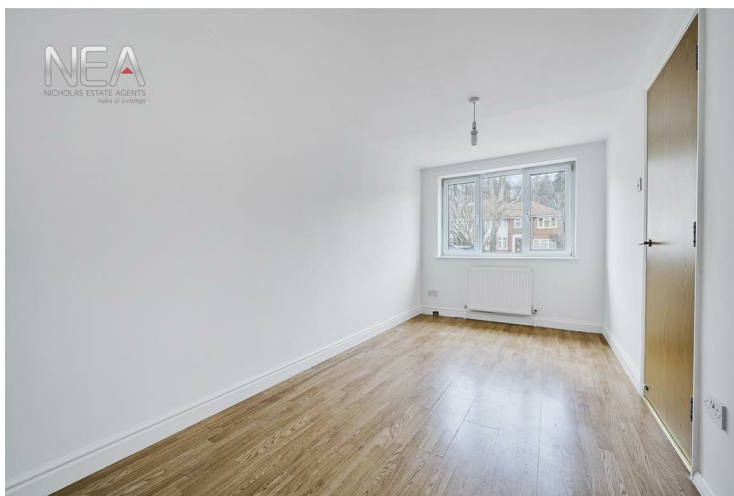
18'3 x 8'7 (5.56m x 2.62m)



Situated on the second floor and off the large top floor landing this room benefits from more privacy than the rest. The room is carpeted and makes use of the eaves for lots of storage. A large window, again from floor to ceiling gives great views of Caversham roof tops.

**Bedroom five / study**

14' x 6'9 (4.27m x 2.06m)



Immediately to the left as you walk into the entrance hallway. This room was once the garage which has been converted into the fifth bedroom or can be used as a study / office. Wooden floors, a window facing the front of the property and a statement dark coloured wall adding a stylish and comfortable feel.

**Garden**

A two tiered garden : patio, stairs leading onto the grass and a shed for storage at the rear.

**Downstairs WC**



A modern and smart tiled WC with a basin and corner shower unit.

**First floor landing**



The comfortable and spacious landing which is carpeted and leads to all the rooms on the first floor including a separate utility room which is conveniently situated and separate from the kitchen.

**Second floor landing**

A sizable carpeted landing benefiting from lots of eaves for additional storage. There is enough room for a desk and to make this area into a small office. A sky light adds to extra light in this space.

### Family bathroom



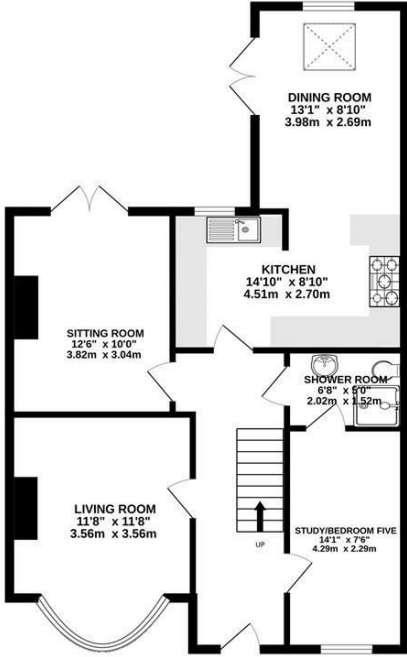
A modern three piece family bathroom which is tiled in light colours. The room is light, bright and airy. There is a window which looks onto the rear garden.

### Garden patio

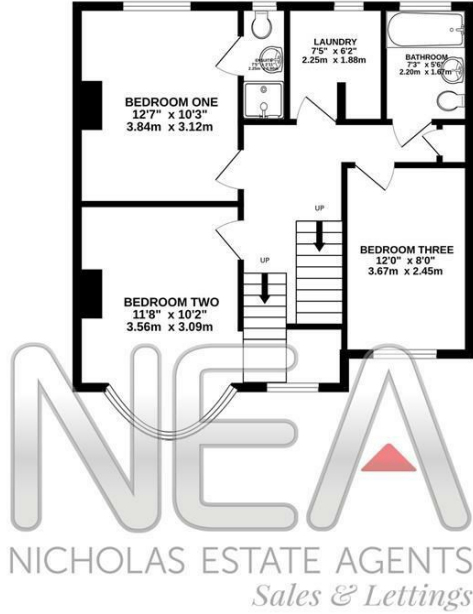


A tiered garden which consists of a patio, a grass area and the one retaining wall which forms two levels to the garden creating a more usable space. There is a shed for storage at the back and the garden is enclosed.

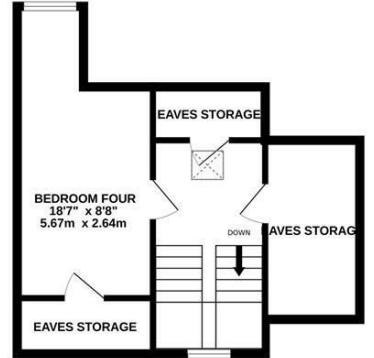
GROUND FLOOR  
793 sq.ft. (73.6 sq.m.) approx.



1ST FLOOR  
597 sq.ft. (55.5 sq.m.) approx.



2ND FLOOR  
359 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA : 1749 sq.ft. (162.5 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</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		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</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>		
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