



**Woodcote Road
Caversham, Reading, Berkshire RG4 7BA**

£2,600 PCM

NEA LETTINGS: This executive unfurnished four bedroom house in Caversham Heights is within easy reach of Reading and the mainline station. The property comprises of an entrance hall, large living room, dining room, fully fitted kitchen/breakfast room, utility room and downstairs cloakroom. Upstairs are four double bedrooms, one with en-suite and a bathroom. There is a garage and driveway parking to the front, to the rear is an enclosed garden. The house is in good decorative order, with carpets to the upstairs, downstairs has natural stone tiled floors with underfloor heating with individual thermostat controls in each room and is double glazed throughout.

The house is in Caversham Primary and Caversham Heights Primary school catchment. For secondary we have the highly regarded Reading Boys and Kendrick Grammar schools and within close to The Oratory and Queens Anne's private schools. It is within walking distance of Caversham centre, with its shops, banks, restaurants and leisure facilities. The property is only a 5 minute drive from Reading mainline station with its regular high speed trains (25 mins) in to London Paddington and a 5 minute walk to the River Thames and the pretty Caversham Court. 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.

Woodcote Road, Reading, Berkshire RG4 7BA

- NEA Lettings
- Detached House
- Two reception rooms
- Garage and driveway parking
- EPC Rating D
- Caversham Heights
- Four Bedrooms
- Caversham Primary catchment
- Council Tax Band F
- Available 24th September

Entrance Hall

A large entrance hall perfect for storing shoes and coats, with door leading to the living room.

Living Room

18'0" x 14'9" (5.5m x 4.5m)



A large sized living room with working gas fireplace, natural stone tiled floor with room controlled underfloor heating and radiators, plus windows overlooking the driveway.

Dining Room

10'9" x 10'5" (3.3m x 3.2m)



A dining room, next to the kitchen with natural stone tiled floor with room controlled underfloor heating large plus window overlooking the enclosed rear garden.

Kitchen

16'8" x 7'10" (5.1m x 2.4m)



Overlooking the garden is the modern fitted kitchen, with all appliances including a double gas oven with 8 ring hob plus extractor, double sink, dishwasher and integrated fridge. Large breakfast bar and side door access to the garden. The natural stone tiled floor continues into the kitchen with room controlled underfloor heating

Utility Room

11'5" x 9'6" (3.5m x 2.9m)

Off the downstairs hallway is a utility room, housing water softener, washing machine and additional storage plus doors to cloakroom, garage and garden.

Cloakroom

6'2" x 2'11" (1.9m x 0.9m)

A downstairs cloakroom with WC and sink.

Garage

Single garage accessed via garage door at front and side door to utility area. Tumble drier situated here.

Master Bedroom

13'9" x 10'5" (4.2m x 3.2m)



A carpeted master bedroom at front of the property, with windows overlooking the driveway. Built in wardrobes and storage units plus a dressing table.

Ensuite

White suite, with a WC, sink and shower cubicle.

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Bedroom Two

13'9" x 8'6" (4.2m x 2.6m)



Double carpeted bedroom at front of the property, with windows overlooking the driveway and a built in wardrobe.

Bathroom

6'10" x 9'6" (2.1m x 2.9m)

White suite, with a bath and a hand held shower, sink and WC.

Bedroom Three

10'5" x 8'6" (3.2m x 2.6m)



Double carpeted bedroom at rear of the property, with windows overlooking the garden and a built in wardrobe with shelving.

Bedroom Four

10'5" x 10'5" (3.2m x 3.2m)

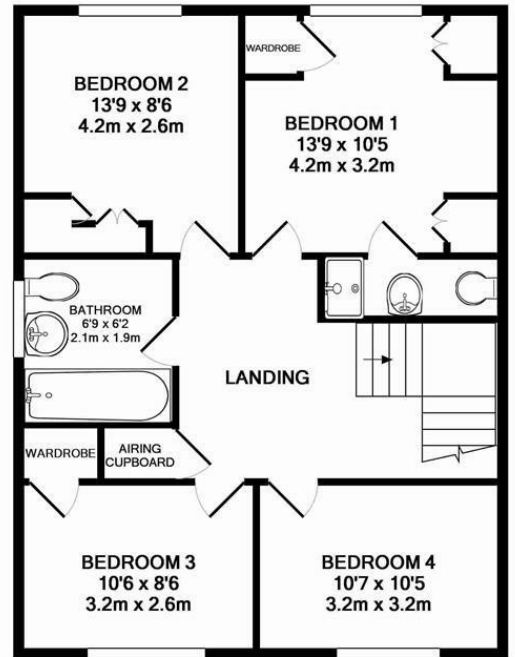
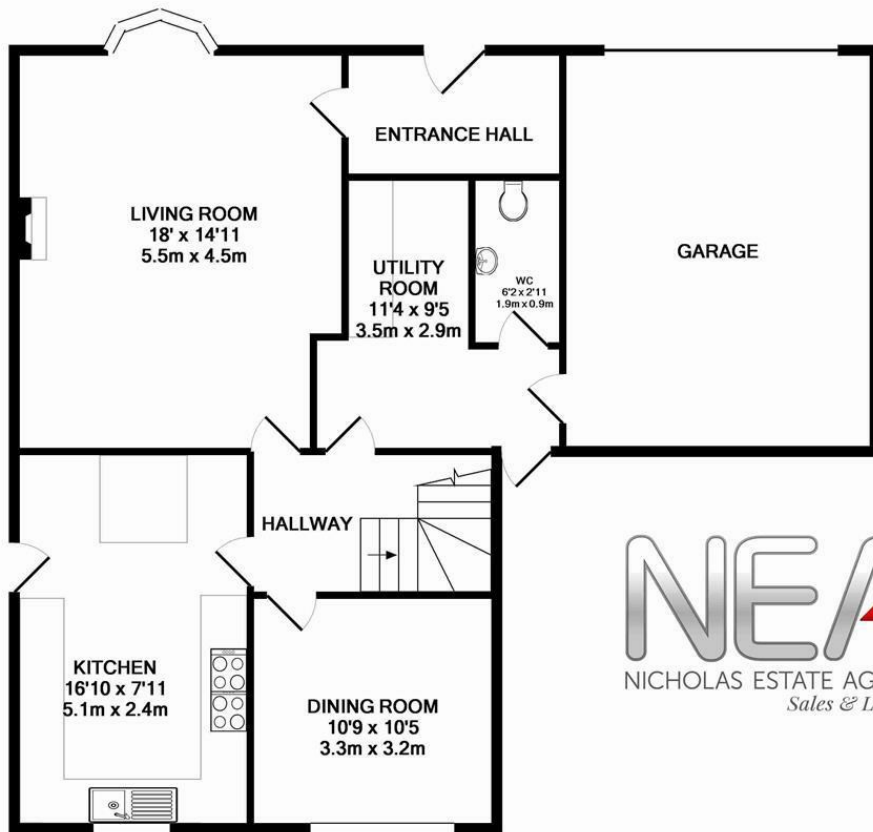


Double carpeted bedroom at rear of the property, with windows overlooking the garden.

Garden




South facing enclosed rear garden, easy to maintain. With a large shed and door to garage.



NEA
NICHOLAS ESTATE AGENTS
Sales & Lettings

TOTAL APPROX. FLOOR AREA 1684 SQ.FT. (156.4 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		<div>60</div>	<div>80</div>
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(92 plus) A		<div>52</div>	<div>75</div>
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC 