



NICHOLAS ESTATE AGENTS
Sales & Lettings

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**Wrenfield Drive
Caversham, Reading, Berkshire RG4 7QE**

£1,850 PCM

NEA LETTINGS: Peacefully positioned at the end of a quiet cul-de-sac, this attractive three-bedroom bay-fronted semi-detached home offers a perfect balance of comfort and charm. The property features two generous reception rooms, and a modern kitchen, ideal for both family living and entertaining, along with a beautifully maintained west-facing garden that enjoys plenty of afternoon and evening sunshine. Sorry no pets. 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 that all your property requirements have been met if you make an offer without a physical viewing.

Wrenfield Drive, Reading, Berkshire RG4 7QE

- NEA Lettings
- Semi-detached house
- Unfurnished
- Driveway parking & Garage
- EPC Rating C
- Caversham
- Three Bedrooms
- Enclosed rear garden
- Council tax band D
- Available 29th October

Entrance Hall

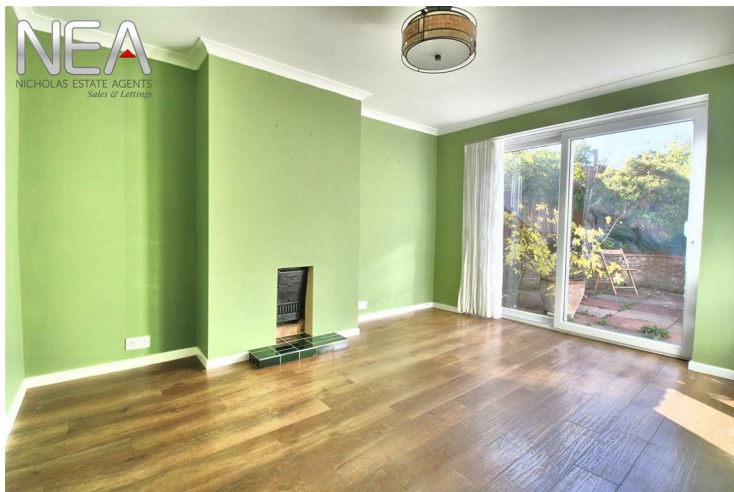
The front door opens onto the entrance hall which has a wood effect flooring, staircase to first floor, understairs storage cupboard, doors to dining and living rooms.

Living room



The living room has wood effect floors, a wood burning fireplace and a lovely bay window overlooking quiet cul-de-sac and with views to Emmer Green.

Dining room



The dining room has wood effect flooring, full width sliding patio door to garden, door to kitchen.

Kitchen



The modern kitchen has a range of fitted base and eye level units. Appliances include a 4 ring gas hob with extractor, electric oven, built in tall fridge/freezer and washing machine. The sink is under the window which overlooks the side garden, door to rear garden.

Landing

The 1st floor landing is carpeted with doors to all bedrooms and bathroom, window to side at top of staircase.

Bedroom One



Carpeted double bedroom at front of property with bay window.

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Bedroom Two



Carpeted double bedroom at rear of property with window overlooking the garden. Wardrobe can remain in the property.

Garden



The property is approached via a driveway providing off-road parking for two vehicles and leading to a detached single brick built shed. To the rear, there is a beautifully secluded garden featuring a raised lawn, mature trees, and evergreens offering excellent year-round privacy. A paved patio area adjoins the house, with steps leading up to the main lawn and a separate side pathway connecting the front and rear gardens. There is gated side access and a rear entrance to the garage.

Bedroom Three



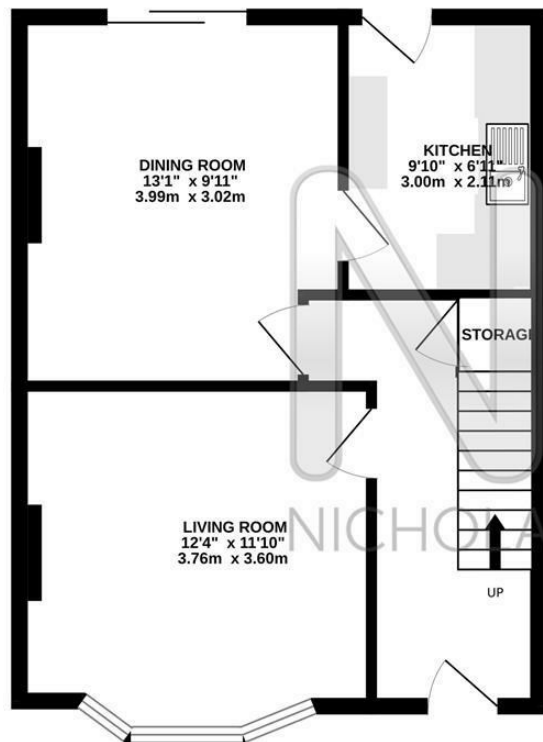
Carpeted single bedroom at front of property with window. Shelving runs along one wall.

Bathroom



A modern family bathroom, frosted windows to side, WC, sink with storage, bath with shower over, storage cupboard, heated towel rail.

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 840sq.ft. (78.0 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) 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		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(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		

