



**St. Peters Avenue
Caversham, Reading, Berkshire RG4 7DD**

£4,000 PCM

NEA LETTINGS: Situated on one of Caversham's most popular tree lined avenues, this attractive four bedroom spacious property enjoys an elevated position, whilst retaining its own privacy. Enjoying well planned family accommodation over three floors with light and airy accommodation and quality kitchen and bathrooms. Attractive professionally landscaped gardens with a rear 95ft South westerly garden. Located within walking distance of both Caversham and Reading centres and its mainline railway station with regular high speed train service in to London Paddington (25 mins). The River Thames is within a short stroll and St Peters Church, Caversham Court and conservation area are all just a stones throw away. 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
- Furnished or Unfurnished, landlord is flexible
- Driveway & double garage
- EPC Rating D
- Caversham
- Four bedrooms
- Wrap around garden
- Council tax band G
- Available 3rd February

Entrance Hall



The front door is made of natural oak with stained glass panels and opens into a welcoming hallway with wooden floors, staircase to basement and 1st floor. There is a large double built-in cupboard with hanging rail/shelving and interior light. Furniture includes writing bureau.

Dining room



A bright and spacious room overlooking garden to front with oak floors. The piano will remain for the duration of the tenancy, furniture includes dining table & chairs, dresser and side cabinet.

Living room



The living room benefits from elevated views across the garden to Reading. The room is carpeted and has a natural stone fireplace with a gas coal-effect fire. Glazed door to raised decking sun terrace. Furniture includes 3 x sofa, coffee table, side table and TV stand.

Kitchen



The kitchen is lovely, light and modern, with a tiled floor. The kitchen area benefits from lots of work space, storage cupboards and pull out larder, plus sink and a half with drainer just under the window (with views across River Thames). Appliances include a double eye level oven and five ring induction hob, dishwasher, built in fridge, built-in freezer plus built-in wine fridge. The dining area has glazed French doors to decked sun terrace. Furniture includes the dining table.

Decking Area



Leading from the kitchen and living room is a lovely decked area, with spiral staircase down to garden. The table and chairs will remain.

Study



The study has oak wooden floors with window to front. Furniture includes desk, chair, 2 bookcases and cabinet.

Cloakroom



Opposite the study is a cloakroom, with frosted window to side, large storage cupboard with water softener, WC & sink.

Hallway in basement

The staircase takes you down to a tiled hallway area with doors to cloakroom, work shop, games and family room. Spacious built-in under stairs cupboard with lighting. Further large shelved storage cupboard with light.

Family Room



The family room is carpeted with two floor-to-ceiling windows and French doors onto the covered terrace. Furniture includes two sofas (one a sofa bed) plus TV stand.

Games room - MIGHT NOT BE INCLUDED

The games room (which may or may not be included in the rental depending on the amount of furniture the tenant wants) is a large carpeted room with two French doors which open onto the patio. There's a storage room off the games room, however this will be locked for the term of the tenancy.

Store room - NO ACCESS

There will no access to this room for the duration of the tenancy.

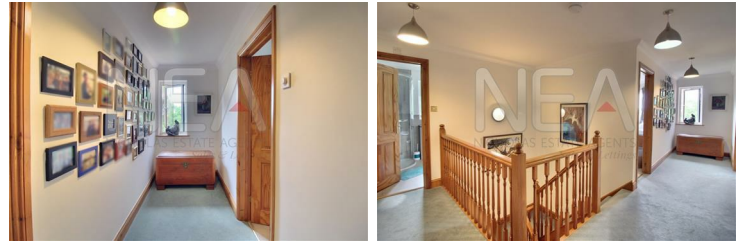
Cloakroom (Basement)

A tiled cloakroom with single drainer stainless steel sink unit with cupboard under and work surface area. Low-level W.C.

Workshop

Workbench. Range of wall mounted shelving. Ceramic tiled flooring. This room can be locked. Boiler and fuse box located here.

1st Floor Landing



Staircase gives access to spacious carpeted landing with doors to all bedrooms and bathroom. Window overlooking garden to rear and spacious walk-in airing cupboard. Furniture includes storage trunk.

Bedroom One



Overlooking garden to rear and with views across to the Thames is this large carpeted bedroom. Furniture includes 2 x wardrobes., 3 x chest of drawers plus 1 kingsize bed. Doors to en suite.

Bedroom One En suite



A large tiled en suite with a modern suite comprising of a free standing bath, corner shower cubicle, wash hand basin set in a vanity area with cupboard and low-level W.C. Heated towel rail. Frosted window to side.

Bedroom Two



This carpeted bedroom is at the rear of the house and has twin windows overlooking garden to rear and views beyond. Two double fitted wardrobes with cupboards over. Wash hand basin set in a vanity area with cupboard under. Stand alone furniture

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includes single bed, desk and chair, bookshelves and chest of drawers.

Laundry Room

Bedroom Three



This carpeted bedroom is at the front of the house, with window overlooking the drive. Built in wardrobes along one side. Door to en suite. Furniture includes single bed (which can be 2 single beds) and bookshelf.

Bedroom Three En suite



A white suite comprising of a panelled bath, wash hand basin set in a vanity area with cupboard under, WC. Heated towel rail.

Bedroom Four



Carpeted bedroom at the front of the property, wash hand basin set in a vanity area with cupboard under. Triple fitted wardrobes with cupboards over. Single bed with desk, chair and bookshelf.



Overlooking garden to front. Single basin inset sink unit with cupboard under, shelving. Washing machine with dryer.

Bathroom



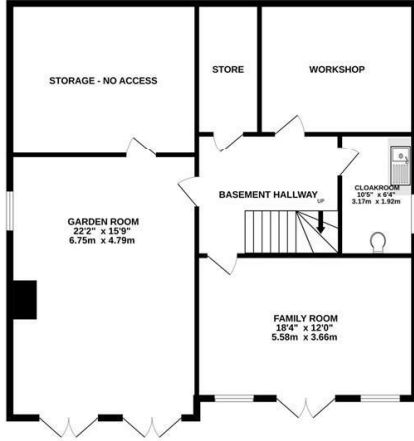
A modern bathroom on the 1st floor with a corner shower unit, bath with handheld tap, wash hand basin set in a vanity area with cupboard under, WC. Heated towel rail, frosted window to side.

Driveway & Garden

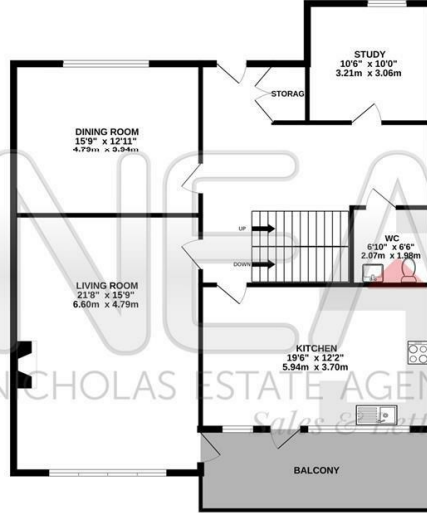


To the front of the property is a large gravelled driveway with five bar gate, there is a double garage with electrically operated remote controlled up and over door. The garage has an electric vehicle charge point. The rear of the property has a delightful South facing elevated and enclosed garden extending to 95' in length and 60' in width. The garden is laid mainly to lawn with a wide range of mature shrubs, soft fruits, flower beds and borders. Leading from the lower ground floor there is a patio area and a large covered area ideal for barbecues, etc. This area is linked to the sun terrace overhead by a stone spiral staircase.

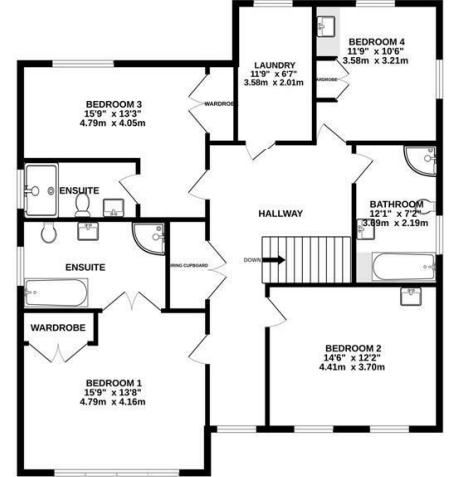
BASEMENT
1157 sq.ft. (107.5 sq.m.) approx.



GROUND FLOOR
1194 sq.ft. (110.9 sq.m.) approx.



1ST FLOOR
1234 sq.ft. (114.6 sq.m.) approx.



TOTAL FLOOR AREA : 3584 sq.ft. (333.0 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		
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Not environmentally friendly - higher CO ₂ emissions		
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