



**Highmoor Road  
Caversham Heights, Reading, Berkshire RG4 7BN**

**£4,000 PCM**

NEA LETTINGS: This charming detached six bedroom 1930's property is located in a sought after area of Caversham Heights. This family home has many original features and is available unfurnished as a long term let. The property is approached via a large driveway, with parking for several cars. The entrance opens in to a spacious hallway with doors leading off to the sitting room with open fireplace and windows to the front of the property, family room which leads in turn to the conservatory, dining room, cloakroom, and large kitchen/breakfast room with doors off to utility room and a study; A staircase leads up to four bedrooms – master bedroom with dressing room and en suite shower room, guest room with en suite shower room and family bathroom and a further staircase leads up to two bedrooms and bathroom. To the rear is a medium size garden - laid mainly to lawn. There is a single garage attached to the property, which can be accessed from the utility. 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.

- NEA Lettings
- Caversham
- Large detached family house
- Six bedrooms
- Large modern family kitchen
- Enclosed rear garden
- Single garage plus driveway
- Council Tax Band G
- parking for four cars
- EPC rating D
- Available Mid February

## Entrance Hall

An open porch, with a stained glass window in the front door which opens onto original oak flooring, understairs cupboard.

## Drawing Room



Oak floor, triple aspect living room with a square bay window to the front of the property, a large original working fireplace and doors to the conservatory.

## Kitchen



Tiled floor with under the floor heating, large island with built in double sink. Double oven, 2 ring gas hob + 4 induction hobs, built in dishwasher and plenty of storage and work space and a American style fridge/freezer with ice dispenser. A traditional larder room with shelving and Bio-fold doors to the garden.

## Dining Room



Wooden floor dining room with feature fireplace and a large window to the front.

## Conservatory



Square wooden, double glazed conservatory with under floor heating and double doors which open to the patio.

## Cloakroom



Long tiled cloak room with WC, sink and heated towel radiator.

## Study



Overlooking the rear garden is this well proportioned study space.

## Utility Room



Off the kitchen is a utility room with stainless steel sink, fridge, freezer, tumble drier, washing machine. Door to garage and side door to garden.

## First Floor hallway



Carpeted hallway which wraps around staircase, window to the front and doors to all rooms.

## Bedroom One



Carpeted dual aspect master suite with a feature fireplace and a square bay window with a built in window seat which can be used for storage.

## Dressing Room

Bedroom One has a dressing room with a built in wardrobe and drawers and an arch to an ensuite

## Bedroom One En-suite



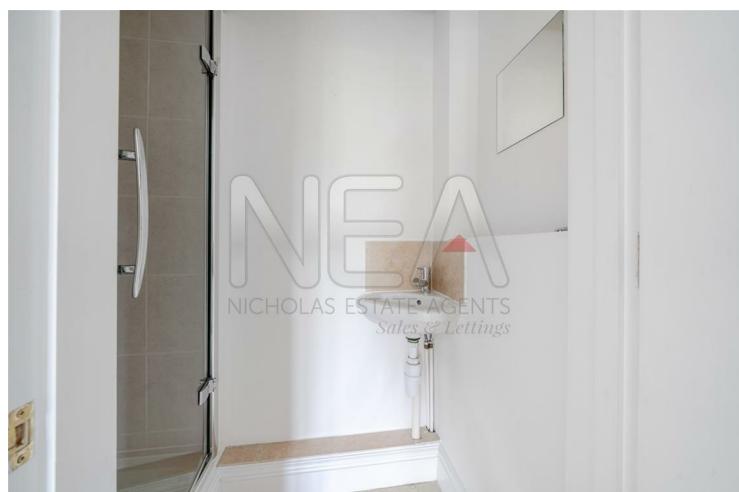
Dual aspect tiled floor en suite with a walk in cubicle shower, WC, oversize sink, heated towel radiator and shelves.

## Bedroom Two



A large wooden floor bedroom with window to the front feature fireplace and a door to ensuite

## Bedroom Two En-suite



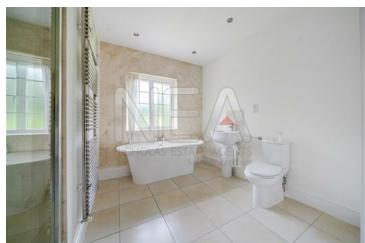
En-suite to bedrm two with shower cubicle and corner sink.

## Bedroom Three



A double carpeted dual aspect bedroom with built in wardrobe.

## Bathroom - first floor



This tiled family bathroom with windows to the rear has a double cubicle shower, bath, sink, WC, heated towel radiator and cupboards housing the hot water tank and boiler.

## Bedroom Four



## Bathroom Two

This tiled floored bathroom has a 3 piece white suite which includes a WC, sink and a bath with shower over. There are Velux windows with blinds and a heated towel radiator.

## Bedroom Five



## Bedroom Six



A double carpeted bedroom with 2 x Velux windows and a small radiator.

## Second Floor - hallway



Hallway which wraps around banister, window to the front, Velux window to the rear.

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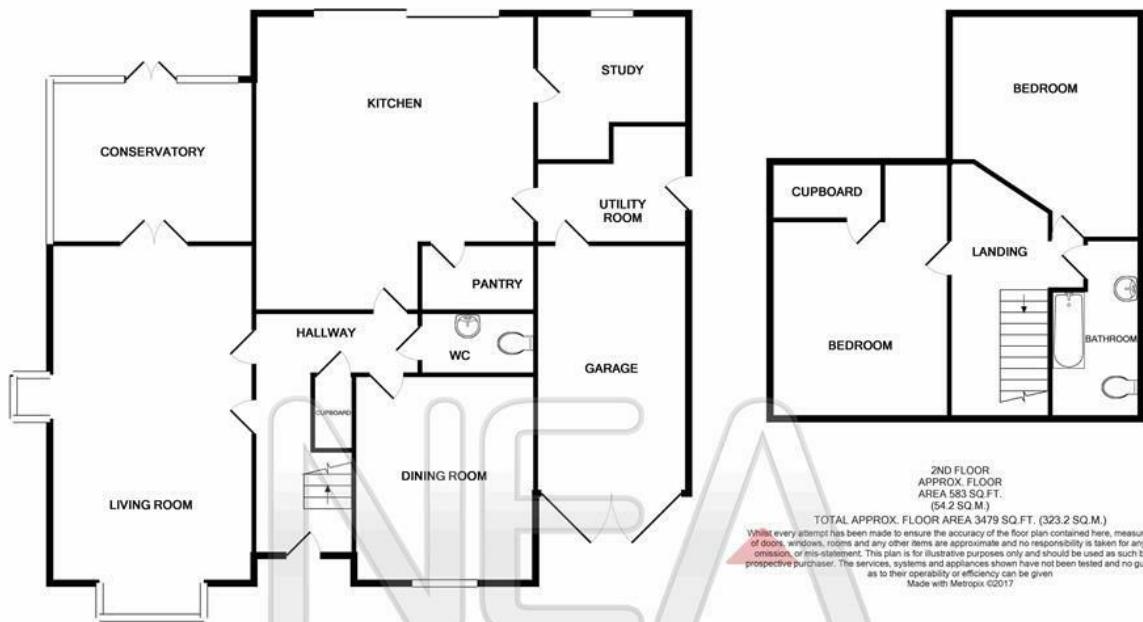
## Garage

Single garage with electrics

## Garden



Enclosed North facing garden, mainly laid to lawn, with side borders, patio immediately outside house.



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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 <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> emissions		Current	Potential
(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 <sub>2</sub> emissions			
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