



**St Johns Road
Caversham, Reading, Berkshire RG4 5AN**

Chain Free £375,000

CHAIN FREE: Ideally located for access to both central Caversham and Reading mainline station with its fast links to London is this stylish bay fronted period house. The property boasts two double bedrooms and an upstairs bathroom on the first floor. On the ground floor there are two light and airy reception rooms and a modern and stylish kitchen. To the rear there is an easy to maintain west facing garden with shrub borders and a raised decked area that is ideal for summer entertaining. To appreciate the space on offer call now to view.

St Johns Road, Reading, Berkshire RG4 5AN

- Central Caversham
- Upstairs bathroom
- Bay fronted dining room
- West facing garden
- Council tax band C
- Two double bedrooms
- Modern & Stylish Kitchen
- Bright living room
- Period house
- EPC Rating D

Hallway

Light filled hallway with wood laminate flooring, stairs to first floor, understairs storage and door to dining room

Dining room

13'2" x 8'5" (4.02 x 2.57)



Bright, bay-fronted dining room with double glazing allowing plenty of natural light. Flooring is good quality wood laminate. An archway leads to the living room.

Living room

14'2" x 10'11" (4.32 x 3.34)



Spacious living room with wood laminate flooring continued through from dining room, and door leads on to the kitchen. Alcoves are clad with acoustic wall panels and there is a sizeable storage cupboard to the back corner. Glazed patio doors lead out to the inviting west-facing garden.

Kitchen

11'6" x 5'7" (3.52 x 1.71)



A modern and stylish kitchen with ample wall and base units. Solid stone work surfaces with an inset sink and drainer, four ring hob, oven, extractor, dishwasher and fridge freezer. Recess for the washing machine, tile effect flooring and double glazed windows overlooking the garden and decked area.

Landing

Carpeted, loft access, frosted window to the front and doors to:

Bedroom one

10'11" x 10'11" (3.34 x 3.33)



A light and airy room with a double glazed window to the front, facing east. Carpeted room with ample fitted wardrobes.

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Bedroom two

10'11" x 8'8" (3.34 x 2.65)



Offering west facing views over the rear garden is this light and airy bedroom, carpeted and a cupboard housing the hot water cylinder.

Bathroom

7'4" x 5'3" (2.26 x 1.62)



A modern and stylish bathroom comprising of a paneled bath with a wall mounted shower, wash hand basin, WC and a frosted window to the rear.

Garden



A good sized, west-facing with gravel seating area and slate pavers leading to a decked area, perfect for entertaining, and steps down to the lawn which is surrounded by shrub borders and apple trees.

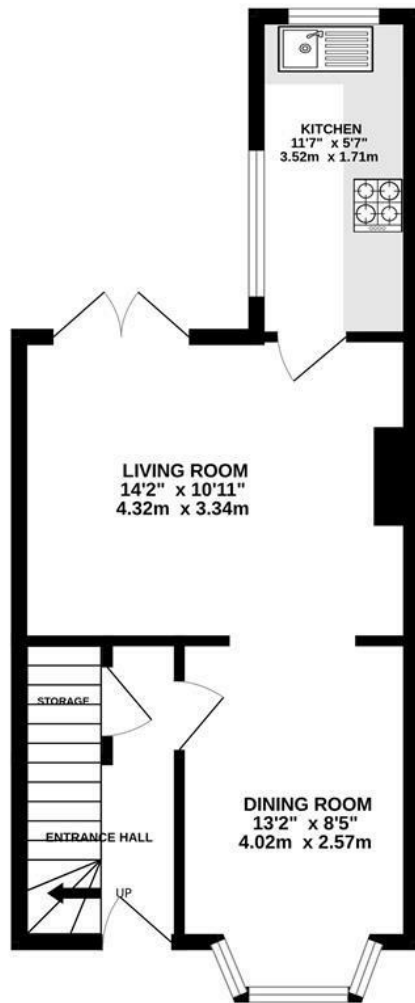
Services

Water. Mains
Drainage. Mains
Electricity. Mains
Heating. Gas

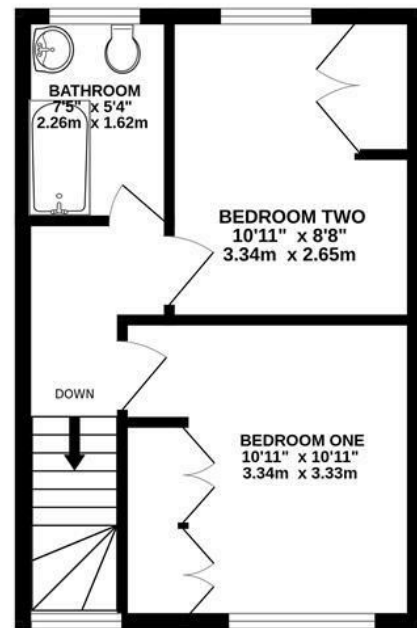
Mobile phone. The vendor is not aware of any specific restricted mobile phone coverage

Broadband. Superfast, information obtained from Ofcom

GROUND FLOOR
384 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR
313 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA : 698 sq.ft. (64.8 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		
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