



**Copse Avenue
Caversham, Reading, Berkshire RG4 6LX**

Guide Price £600,000

GUIDE PRICE OF £600000 TO £625000. Set within this sought after area of Caversham is this well presented detached house with a good sized south facing garden. The property boasts three good sized bedrooms and a modern bathroom on the first floor. On the ground floor there are two reception rooms, modern kitchen, utility and a sun room / office. To the front there is ample parking and a garage. To the rear there is a good sized south facing garden that is ideal for summer entertaining. This spacious home is close to Caversham Village and schools, Reading town centre, easy access to public transport with buses available and Reading Mainline Station with its direct and fast routes to London. Call now to view.

Copse Avenue, Reading, Berkshire RG4 6LX

- Detached house
- Quiet residential street with easy access to Caversham and Reading
- Good sized garden
- Garage and driveway parking
- EPC rating D
- Three bedrooms
- Downstairs WC
- Utility room and sun room
- Spacious kitchen
- Council tax band F

Hallway

A welcoming entrance hall with parquet flooring, understairs storage, stairs to the first floor and doors to the WC, living room and kitchen.

WC



Cloakroom with tiled floor, WC, sink, heated towel rail and frosted window to the front of the property.

Living room

17'11" x 11'8" (5.47 x 3.57)



A spacious living room with parquet flooring, large window to the front of the property and arch to the dining room.

Dining room

10'8" x 9'1" (3.27 x 2.77)



A light and airy dining room with laminate flooring, window and door to the garden.

Kitchen

11'4" x 8'2" (3.46 x 2.5)



A good sized kitchen with tiled floor, built in oven, hob and extractor, inset sink with drainer, plenty of base level and eye level units, space for fridge freezer, large window to the garden and door to the sun room.

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Utility



Utility room with laminate flooring, sink and space for a washing machine and tumble drier.

Landing



Carpeted landing with doors to the bedrooms, bathroom and built in storage.

Sun room / office

15'10" x 8'1" (4.84 x 2.48)



A bright and sunny carpeted room with windows on two sides and door to the garden with doors to the utility room and garage.

Bedroom one

13'1" x 10'4" (3.99 x 3.15)



A large double bedroom with carpet, window overlooking the front of the property and double built in wardrobes.

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Bedroom two

11'8" x 10'4" (3.57 x 3.15)



A good sized double bedroom with carpet, window overlooking the garden and double built in wardrobe.

Bedroom three

9'0" x 7'5" (2.75 x 2.27)



Carpeted bedroom with window overlooking the front and built in wardrobe.

Bathroom

9'6" x 7'4" (2.9 x 2.25)



Tiled floor with shower cubicle, sink with storage, heated towel rail, WC and frosted window to the rear of the property.

Garden



A spacious garden, mostly laid to lawn with a generous patio area, shed and side access to the parking at the front of the property

Services

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

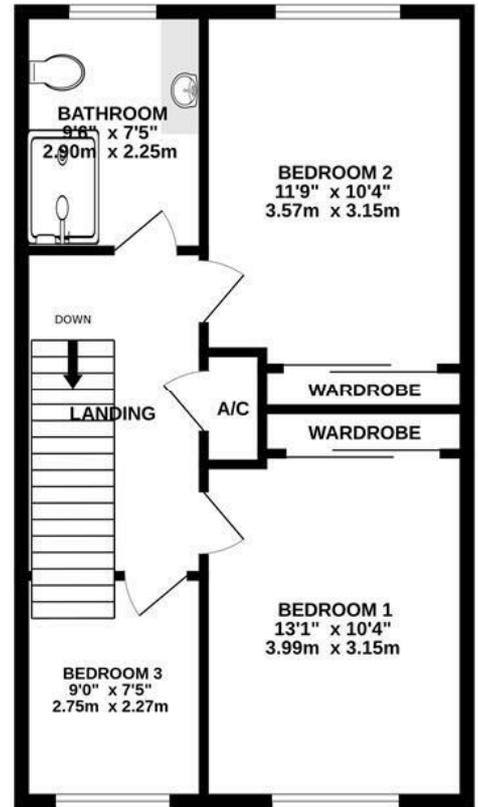
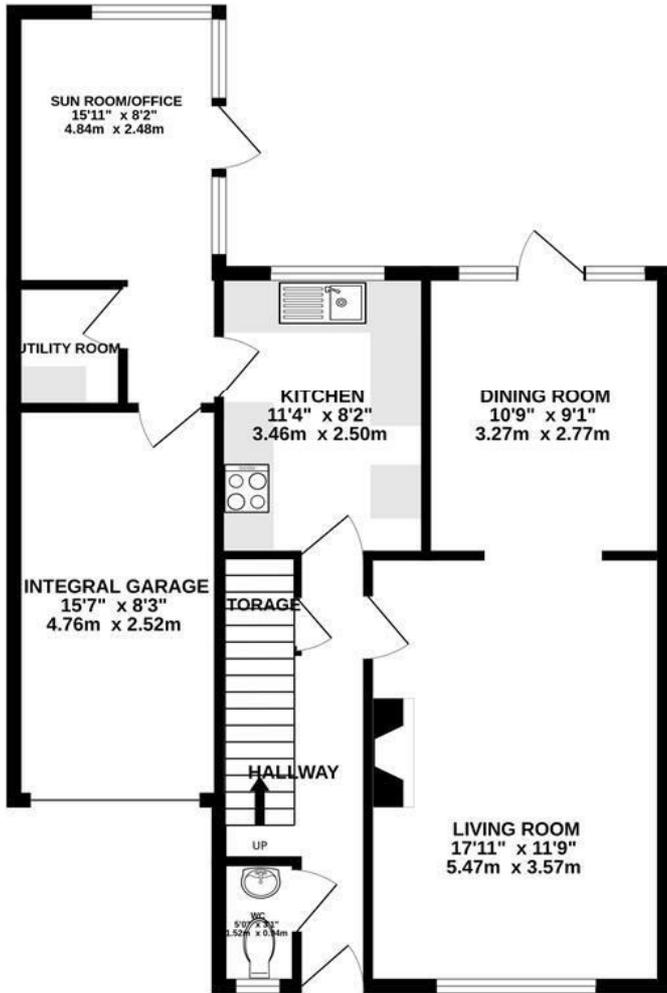
Appliances: All the appliances are untested

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

Broadband. Ultrafast, obtained from Ofcom

GROUND FLOOR
753 sq.ft. (70.0 sq.m.) approx.

1ST FLOOR
558 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA : 1311 sq.ft. (121.8 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	76
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	
Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	59
(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	
EU Directive 2002/91/EC	
England & Wales	

