



115, Mayfield Drive, Caversham, Reading
Berkshire, RG4 5JR

£550,000

Beville
ESTATE AGENCY

- 1 mile from Caversham
- Open plan kitchen/diner
- Private and secluded rear garden
- Outbuilding with light and power, home office potential
- Four bedrooms
- 17ft sitting room
- Gas fired central heating
- Two bathrooms
- Large bedroom 1 with en-suite
- Good sized garden

An extended and well presented four bedroom semi-detached house situated in a popular location in Caversham. EPC: tbc

Accommodation includes: Entrance hall, sitting room with open fire, living room opening into large kitchen/diner with vaulted ceiling and sky lights with doors onto garden. The stairs lead to first floor landing which comprises of two double bedroom, a further bedroom and a family bathroom. There is a further set of stairs which leads to dual aspect, 15ft bedroom 1 with en-suite shower room.

Noteworthy features include: Gas fired central heating, uPVC double glazing, open fire, private rear garden, ample off road parking.

To the front of the property is: Gravel driveway providing parking, mature shrubs and hedging and a covered side access leading to the rear garden.

To the rear of the property: Substantial decking area, garden laid mainly to lawn and fully enclosed with timber fencing, outdoor building with light and power with potential for home office, a further shed, and a concrete seating area to the rear of the garden. There is a wealth of mature shrubs around the perimeter of the garden.

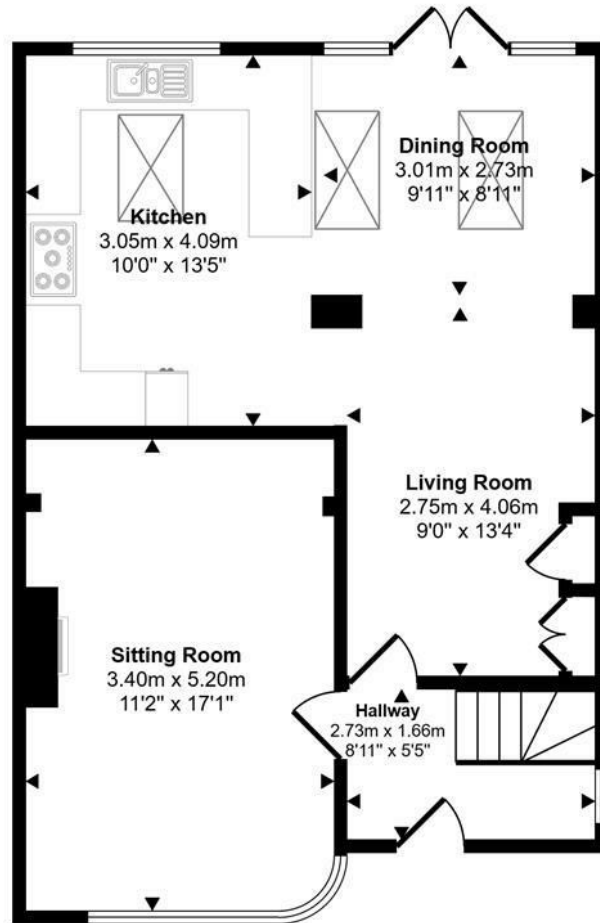
Council Tax Band: D

Total Floor Area: 1370sqft (127m2)

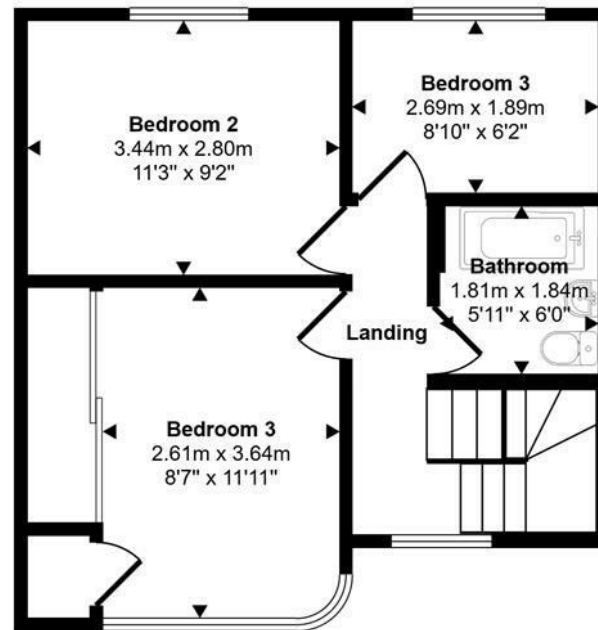
Services: Mains gas, electricity, water & drainage.

Mayfield Drive is a no-through road, approximately one mile from Caversham and Reading. Caversham, which is well served with shops and amenities, including Waitrose and a great variety of smaller independent shops, services and a good number of restaurants and cafes. There are excellent communication links with London Paddington less than 25 minutes from Reading Railway Station (2 miles away) and easy access to the M4 and M40 motorways. Crossrail, two Elizabeth Line trains an hour, will allow passengers to travel right through central London from Reading station without having to change trains. School catchment: Caversham Primary School, The Heights Primary School, Highdown Secondary School.

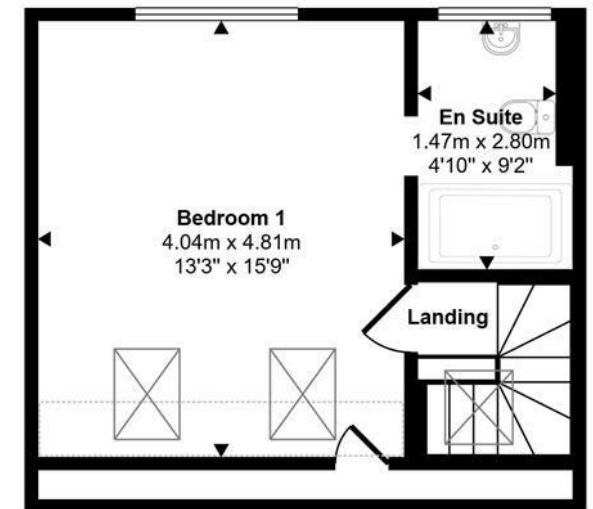
Approx Gross Internal Area
127 sq m / 1370 sq ft



Ground Floor
Approx 57 sq m / 617 sq ft



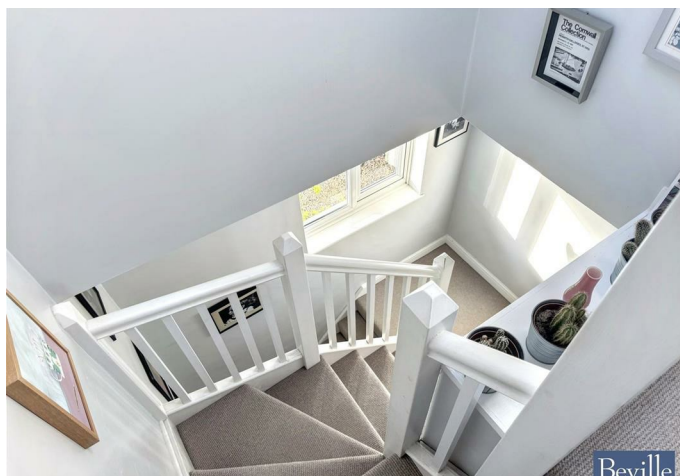
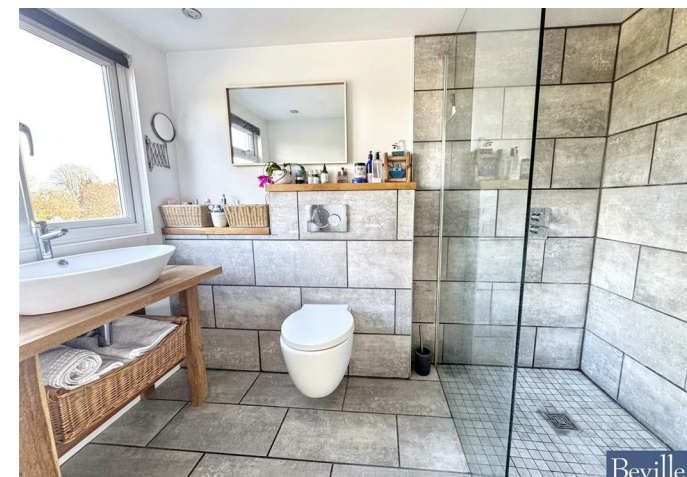
First Floor
Approx 39 sq m / 417 sq ft



Second Floor
Approx 31 sq m / 336 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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 	

Directions

Beville Estate Agency has not tested any apparatus, fittings or services and so cannot verify they are in working order. Measurements and distances referred to are given as a guide only and no responsibility is taken for any error, omission or mis-statement in these particulars. The Buyer is advised to obtain verifications from his solicitor or surveyor.