



**8 Donkin Hill, Caversham, Reading, Berkshire, RG4 5DG**  
**Guide Price £425,000 Freehold**

**sansome  george**  
Residential Sales & Lettings

- Extended Two Double Bedroom End-Terrace Home
- Living Room With Box Bay Window
- Separate Dining Room And Study
- Landscaped Rear Garden With Full-Width Patio
- Gated Side Access And Driveway Parking For Several Vehicles
- Offered With No Onward Chain
- Side Box Bay Kitchen/Breakfast Room With Utility
- Two Light And Airy Double Bedrooms
- Close To Caversham Promenade And River Thames
- 0.7 Miles To Caversham Village, 1.4 Miles To Reading Town Centre

Offered to the market with the advantage of no onward chain, this extended two double bedroom end-terrace home is ideally located within close proximity to Caversham Promenade, local playing fields, and the River Thames, as well as nearby shops and regular bus services. Caversham Village Centre, with its wealth of shops, is approximately 0.7 miles away, while Reading Town Centre, with its mainline train station (London Paddington approx. 27 minutes), is approximately 1.6 miles away.

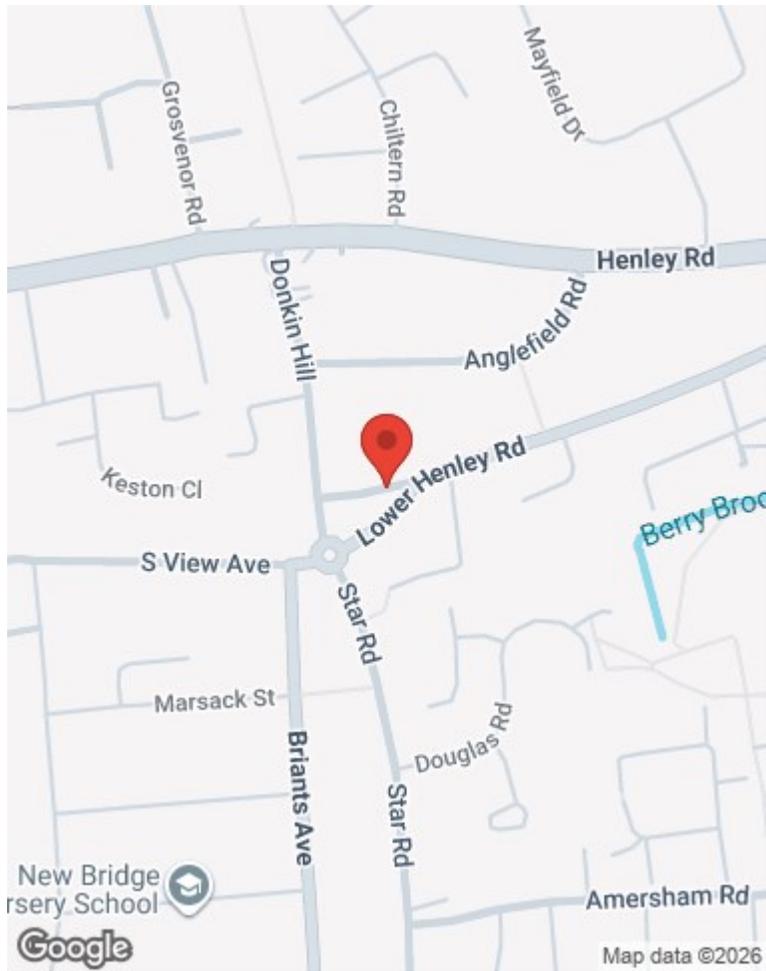
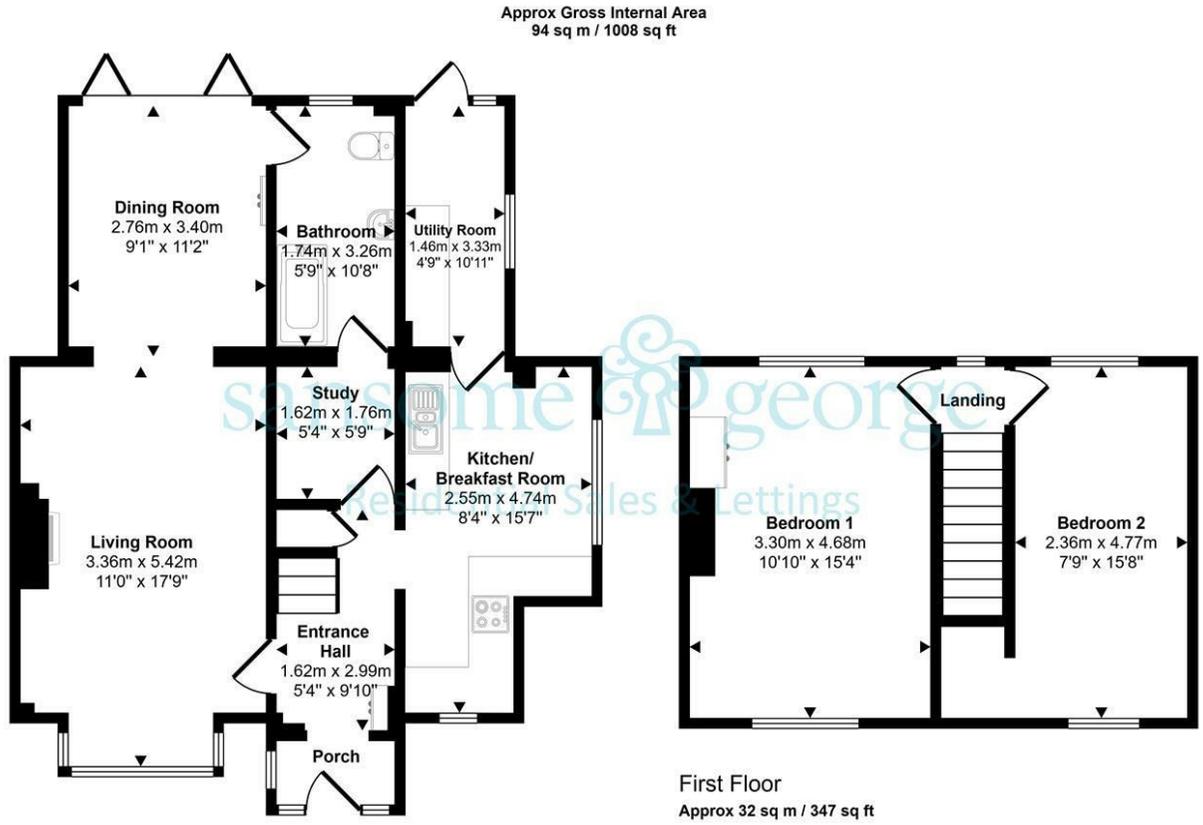
Ground floor accommodation comprises an entrance porch, entrance hall with stairs rising to the first floor, box bay living room, dining room, study, bathroom with a three-piece suite and shower over bath, side aspect box bay kitchen/breakfast room with a range of high and low cupboards and worksurface area, utility room, and a UPVC door leading to the rear garden. The first floor offers two double bedrooms, both benefiting from dual aspect windows that provide light and airy rooms.

The exterior features a landscaped rear garden mainly laid to lawn, full-width patio area, large wooden shed, and gated side access leading to the front, which includes a further lawn area and pathway to ample driveway parking for several vehicles.

Please contact Sansome & George Estate Agents for more information or to arrange a viewing appointment at your earliest convenience.

Reading Borough Council – Band C





**Ground Floor**  
Approx 61 sq m / 661 sq ft

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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