



**Knighton Close  
Caversham, Reading, Berkshire RG4 7SZ**

**£675,000**

**SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS:** Set within this highly sought after area of Caversham and only moments from Caversham Primary school is this stylish modern house that is laid out of three floors that boasts SOLAR PANELS, BATTERY STORAGE and has an A rated EPC. On the ground floor there are two reception rooms, shower room and a stylish kitchen / diner. On the upper floors there are a further four double bedrooms all with en suite bathrooms. On the top floor there is a loft room that has the potential to extend (STP). The property is ideally suited to a family or an HMO rental investment. To the rear there is an easy to maintain garden that is perfect for summer entertaining to the front there is parking for several cars with a fitted EV charger. To appreciate the space on offer call now to view.

## Knighton Close, Reading, Berkshire RG4 7SZ

- Caversham primary school catchment
- Five shower rooms
- Kitchen / diner
- Good sized garden & off road parking
- EPC rating A
- Four / five double bedrooms
- Two reception rooms
- Solar panels and battery storage
- Ideal family home or HMO rental investment
- Council tax band D

### Hallway

A good sized hallway with coat storage and doors to:

### Shower room



A modern shower room comprising of a shower, WC, wash hand basin, heated towel rail and a frosted window to the side.

### Living room / bedroom five

14/3 x 8'1 (4.27m/0.91m x 2.46m)



A light and airy room with a double glazed window to the front, wood effect flooring, and fitted wardrobes.

### Family room

14'9 x 14'2 (4.50m x 4.32m)



A good sized room with stairs to the first floor, storage cupboards housing space for the washing machine, dryer and boiler, wood effect flooring and open to the kitchen / diner.

### Kitchen / diner

11'9 x 11'3 (3.58m x 3.43m)



A modern and stylish kitchen / diner with ample wall and base units, wood work surfaces with an inset sink and drainer, fitted halogen hob, oven, extractor, dishwasher and fridge freezer. Wood effect flooring, skylight and Bifold doors to the garden.

### First floor landing

Carpeted, window to the side, stairs to the first floor and doors to:

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### Bedroom one

14'6 x 11'9 (4.42m x 3.58m)



Offering views over the rear garden is this good sized room, carpeted, fitted wardrobes and a door to the en-suite.

### En suite



A modern and stylish shower room comprising of a shower, WC, wash hand basin, heated tower rail. Tiled floor and a frosted window to the rear.

### Bedroom two

14'11 x 8'7 (4.55m x 2.62m)



A good sized room with two double glazed windows to the front, carpeted, ample fitted wardrobe and door to the en-suite.

### En suite



A modern and stylish shower room comprising of a shower, WC, wash hand basin, heated tower rail. Tilled floor and an extractor.

### Second floor landing

Carpeted, stairs to the loft room and doors to:

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### Bedroom three

10'11 x 9'4 (3.33m x 2.84m)



A light and airy room with a window to the rear, carpeted, fitted wardrobes and door to the bathroom

### Bedroom four

10'11 x 8'10 (3.33m x 2.69m)



A good sized room with a window to the front, carpeted, sliding door to the 'walk in wardrobe' that has a door to the en suite.

### En suite



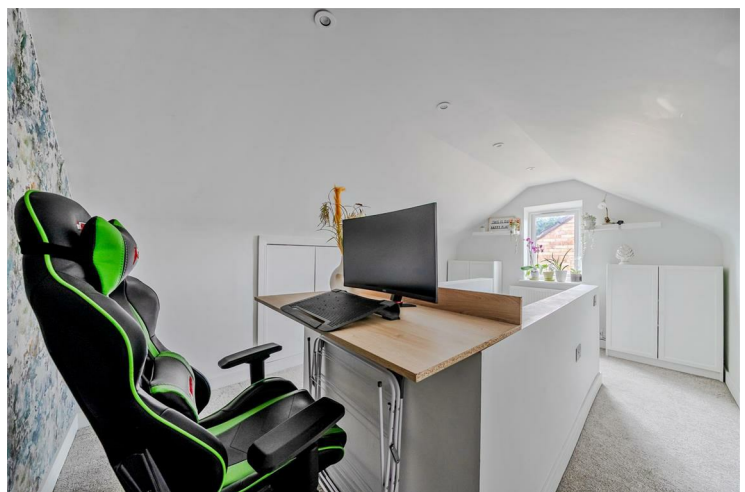
A good sized bathroom comprising of a corner bath with a shower attachment, WC, wash hand basin, heated towel rail and a window to the rear.

### En suite



A modern shower room comprising of shower, WC, wash handbasin and a heated towel rail

### Loft room



Carpeted, window to the side and doors to the eaves storage.

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### Garden



A good sized south facing garden that is ideal for summer entertaining laid to lawn with shrub borders, patio area and side access.

### Services

Water. Mains

Drainage. Mains

Electricity. Mains & solar panels

6.5KWP capacity & 14.4KWh battery storage

Heating. Gas

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

Broadband. Ultrafast, information obtained from Ofcom

All appliances and services are untested.



**TOTAL FLOOR AREA : 1615 sq ft (150.1 sq m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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) <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 |           |

