



**Galsworthy Drive
Caversham, Reading, Berkshire RG4 6PP**

£495,000

SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS: Boasting nearly 1500sqft of living accommodation is this impressive three story house that offer flexible living accommodation and great views over the rear valley. On the top floor there are three double bedrooms and a large stylish bathroom. On the ground floor there is a larger than expected kitchen/diner, bright reception room and utility area. On the lower ground there is an additional reception room, bedroom, office and shower room. This space does have the potential to convert to an annex or self contained unit. There is a good sized garden to the rear and to the front there is parking for several cars. To appreciate the space on offer call now to view.

Galsworthy Drive, Reading, Berkshire RG4 6PP

- Three storey house with views over the rear valley
- Four double bedrooms
- Good sized garden
- Home office
- EPC rating C
- Two / three reception rooms
- Two bathrooms & utility area
- Driveway parking for several cars
- Potential for self contained annex
- Council tax band C

Entrance

Entrance porch with doors to meter cupboard and living room.

Living room

14'10" x 12'10" (4.53 x 3.92)



A very good sized living room with wood flooring, a large window to the front of the property and doors to the kitchen/diner, utility room and stairs to the first floor.

Utility

6'5" x 6'3" (1.97 x 1.93)



Utility room with wood flooring and window to the front of the property.

Kitchen / diner

19'11" x 12'10" (6.08 x 3.92)



A spacious, modern and stylish kitchen/diner with plenty of room for dining table and chairs, ample floor and eye level units, built in dishwasher, oven, hob and extractor with space for fridge freezer, a window overlooking the garden and patio door to the balcony.

Landing

Carpeted landing with doors to bedrooms and bathroom.

Bedroom one

13'3" x 9'6" (4.04 x 2.92)



A large, carpeted double bedroom with good sized window and views over the garden and the park beyond.

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Bedroom two

11'7" x 10'4" (3.54 x 3.15)



A good sized double bedroom with window overlooking the front of the property.

Bedroom three

10'3" x 10'0" (3.14 x 3.05)



Carpeted double bedroom with floor to ceiling window overlooking the park.

Bathroom

9'6" x 8'5" (2.91 x 2.58)



Modern bathroom with plenty of natural light, tiled floor and walls, double sink, WC, corner bath and separate shower.

Lower ground landing

Carpeted landing with doors leading to the shower room, store room/office, office/bedroom four and family room.

Store room / office

8'7" x 6'5" (2.64 x 1.96)

A good sized room for storage with window to the side of the property and corner basin.

Shower room

Shower room with vinyl flooring, shower and WC.

Family room

19'9" x 9'5" (6.02 x 2.88)



A very spacious, carpeted room with sliding doors leading to the garden and patio

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Office / bedroom four

10'8" x 9'6" (3.26 x 2.92)



A good sized, carpeted room that would work equally well as an office or additional bedroom with window to the side of the property.

Garden



A peaceful and open garden, mostly laid to lawn with good sized patio area and gate to the park beyond.

Balcony



A generously sized balcony with great views of the garden and the park beyond and steps down to the garden. A perfect place for a morning cup of tea or an evening barbecue!

Services

Water. Mains

Drainage. Mains

Electricity. Mains

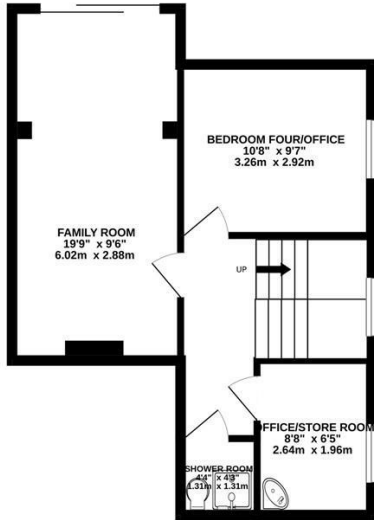
Heating. Gas

Appliances: All the appliances are untested

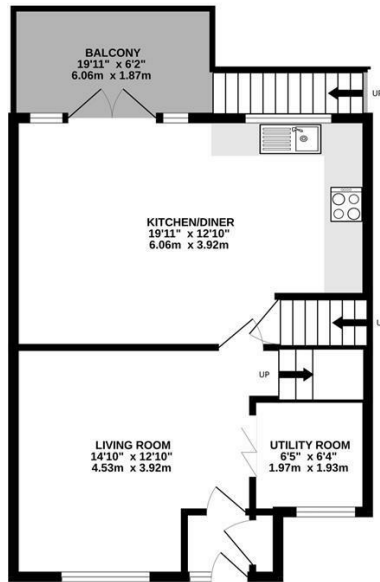
Mobile phone. The vendor is not aware of any specific restricted mobile phone coverage

Broadband. Ultrafast, information obtained from Ofcom

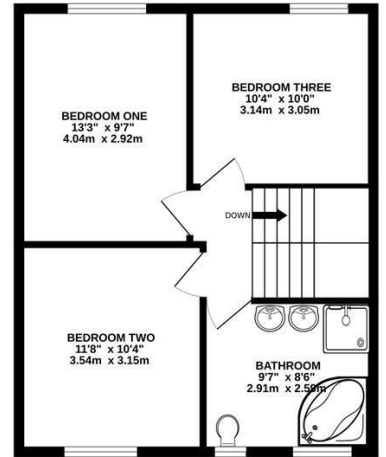
LOWER GROUND FLOOR
453 sq.ft. (42.1 sq.m.) approx.



GROUND FLOOR
493 sq.ft. (45.8 sq.m.) approx.



1ST FLOOR
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 1441 sq.ft. (133.9 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
(81-91) B		
(69-80) C	72	
(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		
England & Wales EU Directive 2002/91/EC		

