



25, All Hallows Road, Caversham, Reading
Berkshire, RG4 5LP

£650,000

Beville
ESTATE AGENCY

- Four bedrooms
- 90ft sunny aspect garden
- Superb kitchen/breakfast room with island and quartz worktops
- Two bathrooms
- First time on the market in nearly 30 years
- Convenient for Reading station
- Older style character house
- Striking distance of Caversham centre
- Bedroom 1 with en-suite shower room

Extended older style four bedroom house presented in excellent order, situated in a sought after location within easy reach of Caversham centre. EPC: D

Accommodation includes: Entrance hall, downstairs w/c, sitting room with open fire to burn wood or coal, 25ft recently fitted kitchen/breakfast room with quartz worktops and central island, doors onto garden and utility space. The stairs lead to the first floor landing which comprises of bedroom 1 with en-suite shower room and built in wardrobe, three further bedrooms and a stylish family bathroom. There is also a loft ladder which has access to a loft room with velux window.

Noteworthy features include: Gas fired central heating, uPVC double glazing, 90ft sunny aspect garden, ample off road parking.

To the front of the property: Gravel driveway offering parking for multiple vehicles, enclosed with fencing and hedging. There is gated side access to:

The rear of the property: The rear of the property is a 90ft sunny aspect and private rear garden, laid mainly to lawn, skirted by established shrub beds and mature trees. There is an extensive composite decking area stretching across the width of the property ideal for outdoor entertaining.

Total Floor Area: 131m² (1411sqft) including loft room.

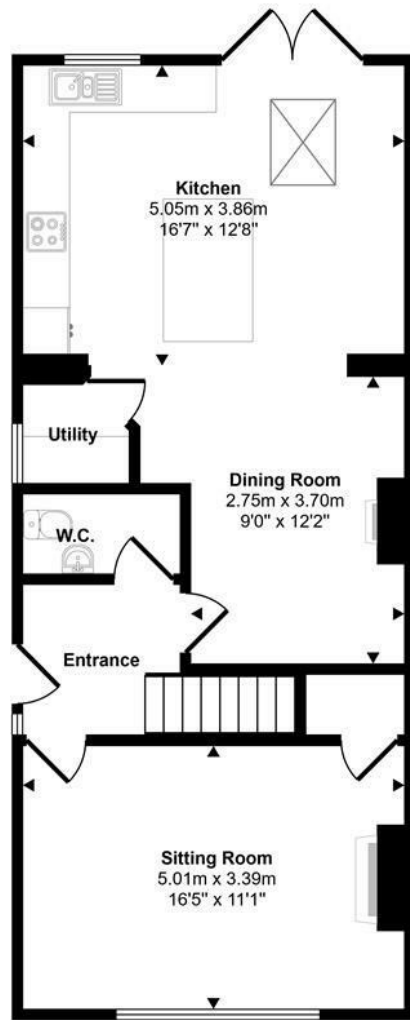
Council Tax: Band D

Services: Mains gas, electricity, water & drainage.

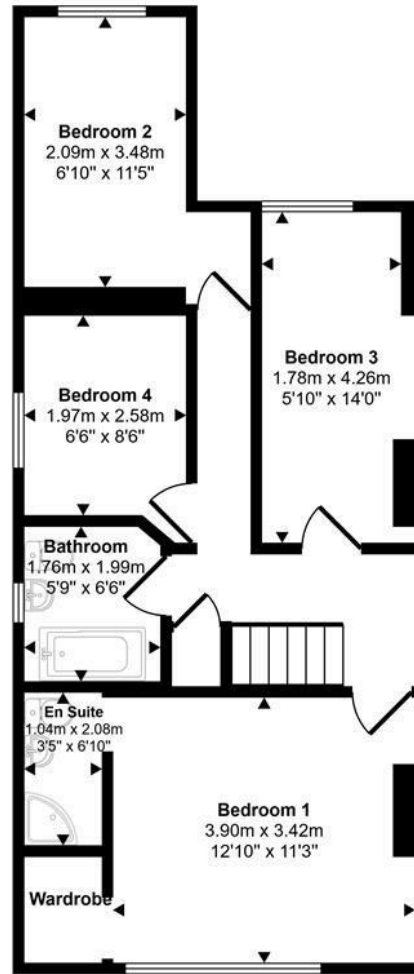
Caversham is a highly sought after area on the river Thames, which is well served with shops and amenities, including Waitrose and a great variety of smaller independent shops, services and a good number of public houses, restaurants and cafes.

There are excellent communication links with London Paddington less than 25 minutes from Reading Railway Station 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.

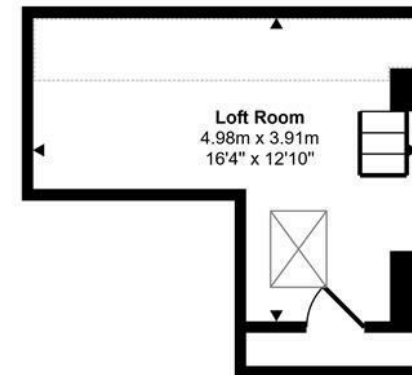
Approx Gross Internal Area
131 sq m / 1411 sq ft



Ground Floor
Approx 61 sq m / 661 sq ft



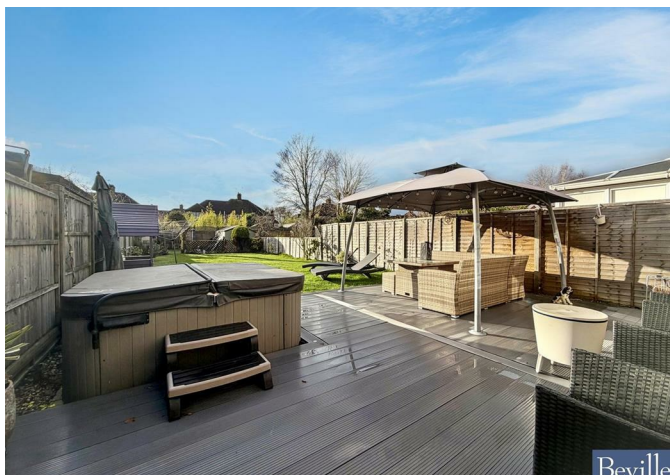
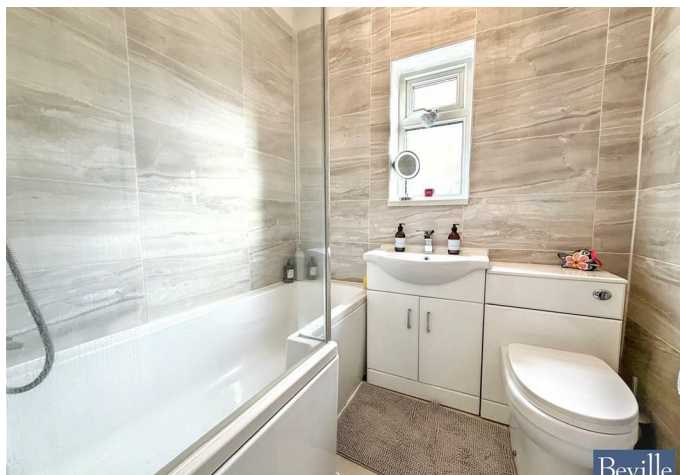
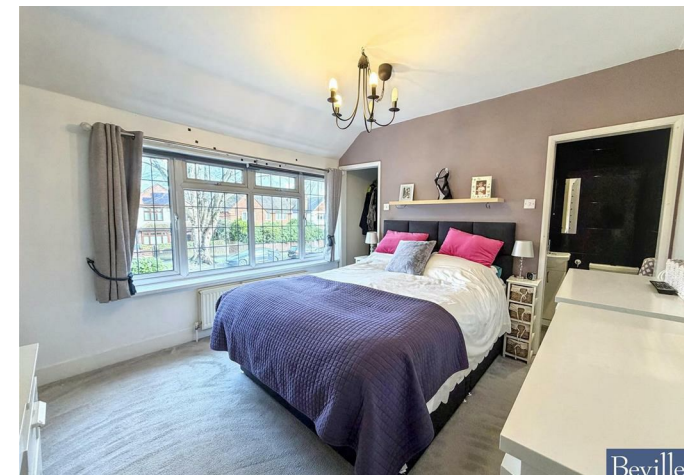
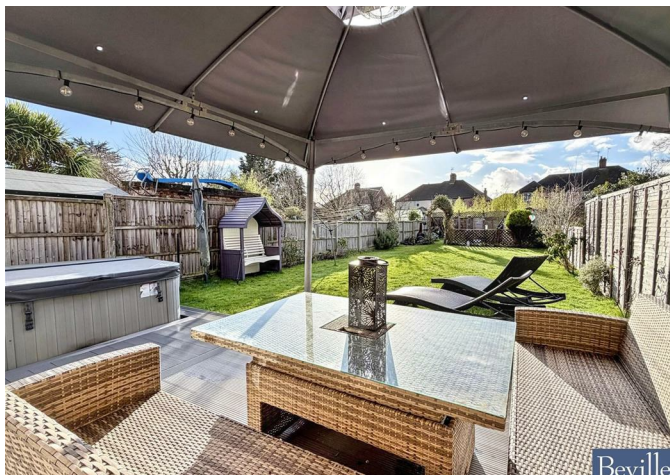
First Floor
Approx 54 sq m / 578 sq ft



Second Floor
Approx 16 sq m / 173 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		82
(69-80) C		
(55-68) D	66	
(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.