



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

£525,000

SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS: Offering great views over the valley and woods to the rear is this larger than expected link detached house that has been extended on the ground floor. The property boasts a great sized living room, play room and home office. In addition there is a modern and stylish kitchen and guest WC. On the first floor there are three double bedrooms and a modern bathroom. To the rear there is a good sized garden and patio that backs on to the rear valley. To the front there is parking for several cars and a garage. To appreciate the space on offer call now to view.

Galsworthy Drive, Reading, Berkshire RG4 6PD

- Wonderful views over the valley and woodland
- Three double bedrooms & Stylish bathroom
- Modern & stylish fitted kitchen
- Garage and driveway parking for several cars
- Council tax band D
- Extended link detached house
- Good sized garden and patio
- Good sized office and separate playroom
- Large living room with solid wood flooring
- EPC rating C

Entrance hall



A good sized hallway with wood flooring and doors to:

Kitchen



A modern and stylish kitchen with ample wall and base units. Quartz work surfaces with an inset sink and drainer, double oven, hob, fridge and dishwasher. Ceiling spot lights, wood flooring, door to the garage and a window to the front.

WC

Comprising of a WC, sink and window to the front.

Living room



A great sized living room with wood flooring, fitted storage units, double doors to the playroom and a large window overlooking the garden and the valley. Understairs storage cupboard and stairs to the first floor.

Garden room / play room



Offering views over the garden and valley is this good sized room, wood flooring, doors to the garden and office.

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Office



A light and airy room with a large window offering views over the garden, carpeted and a door to the garage.

Bedroom two



A light and airy room with a floor to ceiling window offering great views over the garden, carpeted and ample space for wardrobes.

Landing



A good sized landing, with loft access, storage cupboard, carpeted and doors to:

Bedroom three



Offering views to the front is the good sized room, carpeted, fitted wardrobes and a storage cupboard

Bedroom one



A light and airy room offering great views over the garden and valley, carpeted and fitted wardrobes.

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Bathroom



A modern and stylish bathroom comprising of a 'Jacuzzi style' bath, wall and ceiling mounted shower, WC, wash hand basin, heated towel rail. Windows to the front, tiled floor and walls.

Garage

A good sized garage with a roller door, cupboard housing the meters, fitted cupboards and a fitted freezer.

Garden



A good sized garden that has a paved patio that offers great views over the valley and woods. In addition there are two tiered levels and a gate to the valley.

Views over the valley



From the rear there are great views over the green and woods to the rear.

Services

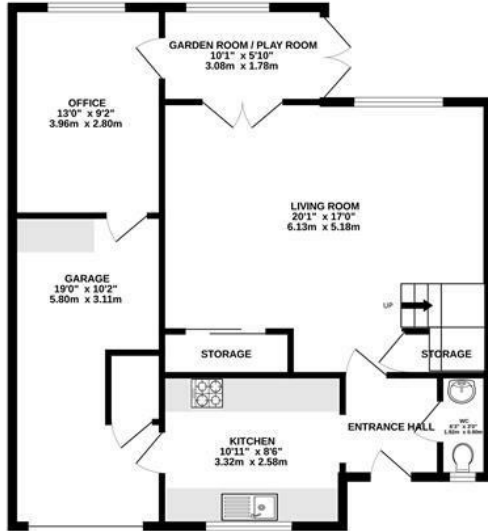
Water. Mains
Drainage. Mains
Electricity. Mains
Heating. Gas

Appliances: All the appliances are untested

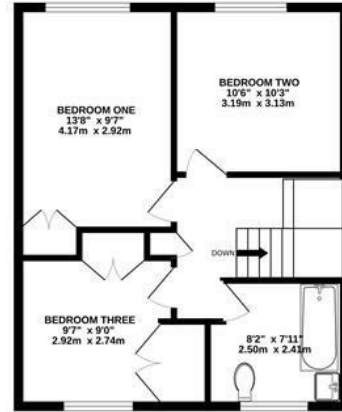
Mobile phone. The vendor is not aware of any specific restricted mobile phone coverage

Broadband. Ultrafast, information obtained from Ofcom

GROUND FLOOR
858 sq.ft. (79.7 sq.m.) approx.



1ST FLOOR
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA : 1356 sq.ft. (126.0 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.
Made with Metropix i2025

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		
	71	77

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) 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

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