NICHOLAS ESTATE AGENTS
Sales & Lettings
7 Prospect Street, Caversham, Reading, RG4 8JB Tel: 0118 948 4040

Carlton Road
Caversham Heights, Reading, Berkshire RG4 7NT

Chain Free £575,000

Offered to the market CHAIN FREE is this three/four bedroom semi detached house set within this quiet area of Caversham heights that offers flexible accommodation over two floors. On the first floor there are three double bedrooms and two stylish bathrooms (One en-suite). On the ground floor there are three reception rooms to include a living room, dining room and a study/ play room. In addition there is a good sized kitchen, utility area and a bathroom. To the rear there is an easy to maintain south facing garden. To the front there is driveway parking for several cars and a garage. To appreciate the space on offer call now to view.

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- Chain free semi detached house in Caversham Heights
- Good sized kitchen & utility
- Two stylish bathrooms (one en-suite) & and a downstairs WC
- Garage and driveway parking
- EPC rating E
- Flexible living space with three reception rooms
- Three double bedrooms
- Catchment for the Heights Primary School
- Good sized south facing garden
- Council Tax Band E

Hallway
A good sized hallway with stairs to the first floor and doors to:

Living Room
16'2" x 10'5" (4.95 x 3.2)

A bright and spacious room overlooking the garden to front. With wood effect laminate floor and double doors to the hallway.

Dining Room
12'2" x 10'9" (3.73 x 3.28)

A light and airy room with patio doors overlooking the attractive garden. Laminate wood flooring, under stairs cupboard and additional storage cupboard.

Study/Playroom
8'11" x 8'2" (2.74 x 2.51)

To the front there is is this good sized study /playroom, laminate wood flooring and a double glazed window.

Kitchen
12'2" x 8'9" (3.73 x 2.67)

A modern kitchen with ample wall and base units, roll top work surfaces with an inset sink and drainer and recess for the oven and hob. An extractor hood, dishwasher and fridge. Tiled floor, splash backs, double glazed door and window to the utility room.

Utility Room
8'5" x 5'6" (2.59 x 1.68)
Overlooking the garden to rear and fitted with a good range of high and low level units. Tiled floor and space for the fridge freezer.

WC

A large tiled downstairs cloakroom with WC and sink built into storage, recess for the washing machine and dryer.

Landing
Carpeted hallway, doors to all bedrooms and family bathroom. Cupboard housing water tank and shower pump.

Bedroom one
12'9" x 10'2" (3.89 x 3.12)

A light and airy bedroom overlooking the garden to front, carpeted, ample space for wardrobes and a door to the ensuite.

Ensuite

A modern and stylish ensuite shower room comprising of a shower with wall mounted fittings, WC, heated towel rail, wash hand basin with mixer. Tiled floor and part tiled walls, extractor , ceiling spot lights and access to eaves storage.

Bedroom two
12'11" x 8'5" (3.96 x 2.59)

A good sized bedroom with window overlooking the rear garden, carpeted and ample space for wardrobes.

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Bathroom

A modern and stylish bathroom comprising of a paneled bath with a wall mounted shower, WC, wash hand basin with a mixer tap, tiled walls, wood effect flooring and a window to the side.

Bedroom three
10'5" x 9'6" (3.2 x 2.9)

Carpeted double bedroom with window overlooking the garden to rear with ample space for wardrobes.

Garden

An easy to maintain Southerly facing garden that is mainly laid to lawn with shrub boarders. There is a paved patio area and a door to the garage

Garage
16'3" x 7'6" (4.95m x 2.29m)
A garage with up and over door. Power and lighting. Door to garden at rear.

Driveway
A paved driveway with space for several cars.

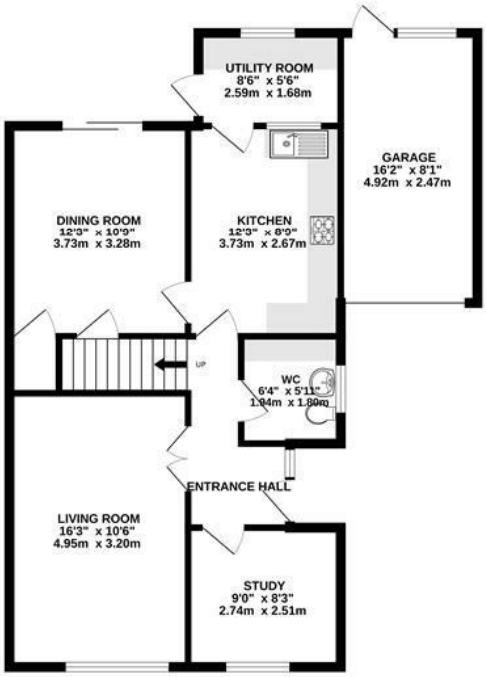
Services
Water. Mains
Drainage. Mains
Electricity. Mains
Heating. Gas

Appliances: All the appliances are untested

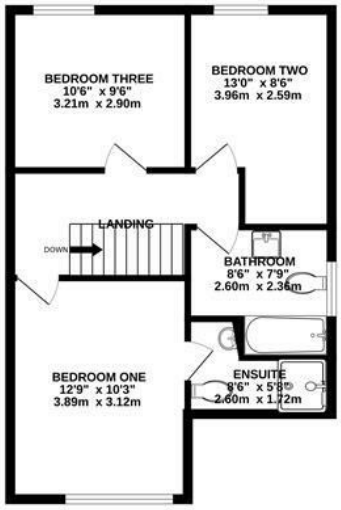
Mobile phone. The vendor is not aware of any specific restricted mobile phone coverage

Broadband. Ultrafast, information obtained from Ofcom

GROUND FLOOR
795 sq.ft. (73.9 sq.m.) approx.



1ST FLOOR
512 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA : 1307 sq.ft. (121.4 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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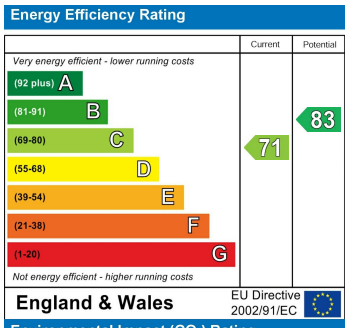

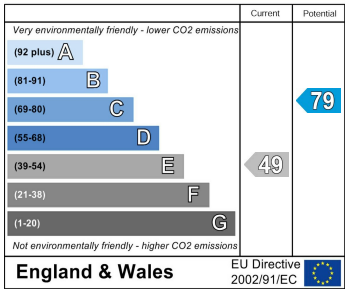

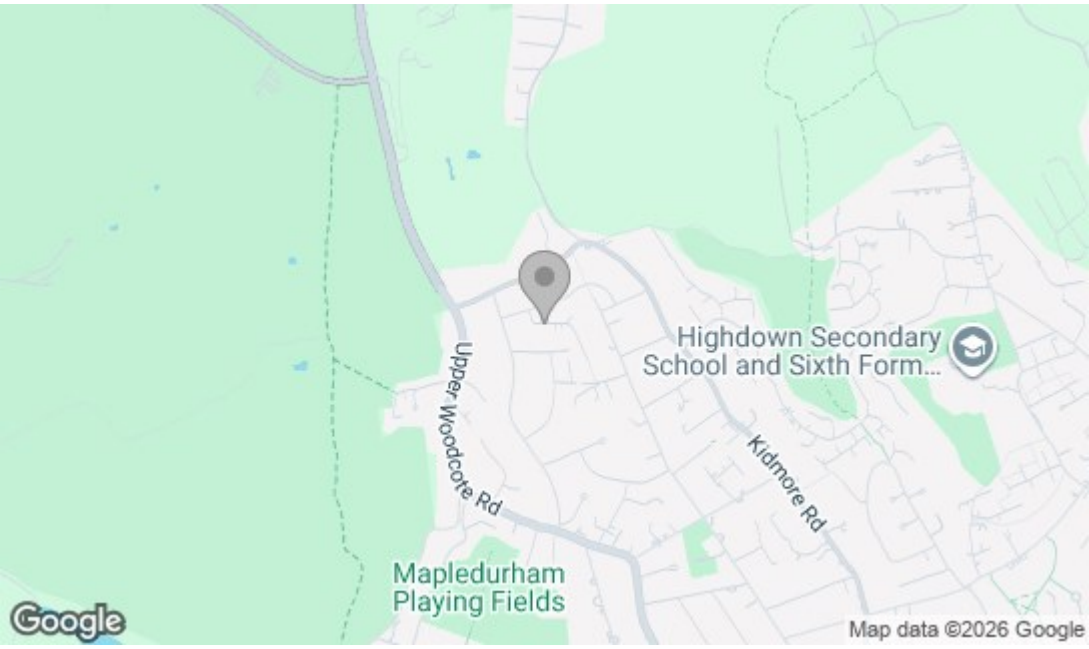

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