



**Abingdon Drive  
Caversham, Reading, Berkshire RG4 6SA**

**Guide Price £485,000**

**SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS:** Set within the quite area of Caversham Park Village that offers easy access to Clayfield Copse and Emmer Green is this well presented link detached house. The property boasts three good sized bedrooms and a stylish bathroom on the first floor. On the ground floor there is a good sized kitchen, utility area, dining area, living room, family room / office and a stylish shower room. To the rear there is an easy to maintain garden. To the front there is a half sized garage and driveway with parking for several cars. To appreciate the space on offer call now to view.

- Linked detached house with easy access to Clayfield Copse
- Two stylish bathrooms
- Living room and dining area
- Utility area and half sized garage
- Council tax band D
- Three good sized bedrooms
- Good sized modern kitchen
- Easy to maintain paved garden
- Home office / family room
- EPC rating D

## Hallway



A good sized tiled hallway with an arch way to the kitchen and doors to

## Utility area



Tiled floor, sink, wash hand basin, recess for the washing machine and a door to the rear garden and doors to

## Shower room

7'10 x 5'5 (2.39m x 1.65m)



A modern shower room comprising of a shower, wash hand basin, WC, frosted window to garden tiled floor and walls.

## Kitchen

11'4 x 6'10 (3.45m x 2.08m)



A good sized galley kitchen with ample wall and base units with an inset sink and drainer, gas hob, oven, dishwasher and space for the fridge freezer. Tiled floor, window to the front and arch way to the dining area.

**Dining area**

9'1 x 6'10 (2.77m x 2.08m)



Offering views to the front with sliding patio doors to the front garden, tiled floor and archway to the living room

**Living room**

15'1 x 13'0 (4.60m x 3.96m)



A good sized room with patio doors to the garden, wood effect flooring, under stairs storage, stairs to the first floor and a door to the family room / home office.

**Family room /home office**

9'5 x 7'9 (2.87m x 2.36m)



Offering views to the garden is this light and airy room with wood effect flooring.

**Landing**



Carpeted, loft access, cupboard housing the boiler and doors to:

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## Bedroom one

13'3 x 9'8 (4.04m x 2.95m)



A good sized room with a large window over looking the garden, carpeted and fitted wardrobe.

## Bedroom two

10'9 x 9'7 (3.28m x 2.92m)



A good sized room with a window over looking the rear, carpeted ample space for wardrobes.

## Bedroom three

9'8 x 7'3 (2.95m x 2.21m)



Offerings views to the front is this light and airy room, carpeted and fitted wardrobes.

## Bathroom

6'10 x 6'9 (2.08m x 2.06m)



A modern bathroom comprising a paneled bath with a wall mounted shower, WC, wash hand basin, frosted window to the rear, tiled floor and walls.

## Garage

9'5 x 8'11 (2.87m x 2.72m)

A half sized garage / storage area with a door to the utility.

**Garden**



An easy to maintain garden that is fully paved with shrub borders and a raised decked area that is ideal for those summer BBQ's.

**Services**

Water. Mains

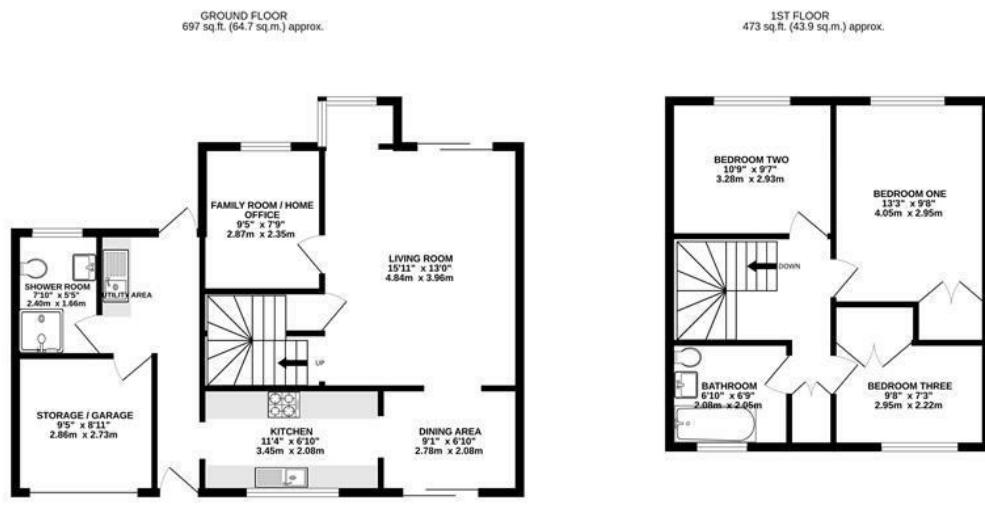
Drainage. Mains

Electricity. Mains

Heating. Gas

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

Broadband. Ultrafast, obtained from Ofcom



**TOTAL FLOOR AREA: 1170 sq.ft. (108.7 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 inaccuracy. The floorplan is for guidance only and must not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given 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		
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

