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









Buxton Avenue
Caversham Heights, Reading, Berkshire RG4 7BU

£2,650 PCM

NEA LETTINGS: A superbly presented five bedroom semi-detached family home on a sought after road within Caversham Heights in the Caversham Primary School catchment. This property offers spacious modern family living with a large entrance hall, downstairs cloakroom, two reception rooms, modern kitchen/breakfast room and utility room. Upstairs on the 1st floor are four bedrooms, one with en-suite and a family bathroom. The property also benefits from extended accommodation on the 2nd floor consisting of a fifth bedroom with storage within the eaves and an extra room ideal for use as or study or dressing room. To the rear is a large enclosed garden and driveway parking for 2 cars. Situated in a sought-after family area, this home is in easy reach (20 minute walk) of Caversham centre which offers a range of amenities including shops, schools and restaurants, whilst the beautiful South Oxfordshire countryside is but a few minutes drive away. EPC rating D.

DISCLAIMER: These particulars are a general guide only, they do not form part of any contract. Video content and other marketing material shown are believed to be an accurate and fair representation of the property at the time the particulars were created. Please ensure you have made all investigations, and you are satisfied that all your property requirements have been met if you make an offer without a physical viewing.

Buxton Avenue, Reading, Berkshire RG4 7BU

- NEA Lettings
- Semi-Detached House
- Five Bedrooms
- Enclosed rear Garden
- Council Tax Band F
- Caversham Heights
- Unfurnished
- Driveway parking
- EPC Rating D
- Available 12th August

Entrance Hall
Spacious entrance hall, with wood flooring, doors leading to cloakroom, kitchen, 2nd reception room and utility. Flows through to living room, stairs to upper floor.

Kitchen
13'3" x 18'9" (4.06 x 5.72)




Tiled flooring throughout the kitchen with under floor heating. Island housing a five ring gas hob with plenty of storage. Sink with drainer, large fridge freezer, dishwasher, double oven. Plenty of space for dining table and chairs, bi-fold doors to rear garden which open onto the patio.

Living Room
13'4" x 18'10" (4.079 x 5.76)




Large living room with wood flooring, French doors lead to the garden. Fitted shelving and a wood burner.

Family Room
11'9" x 12'0" (3.59 x 3.67)



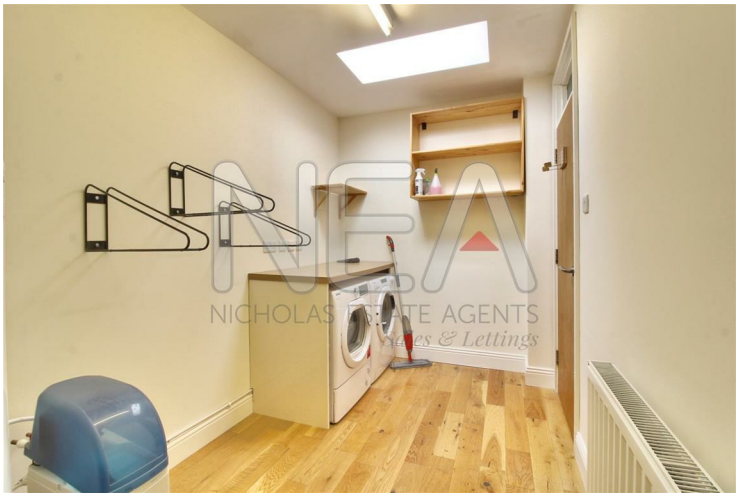
Carpeted 2nd reception room with bay fronted windows overlooking the front of the house. Could be used as a downstairs bedroom/study or playroom.

Downstairs cloakroom



Wood flooring, wc, hand basin, window overlooking the front.

Utility Room
6'5" x 13'7" (1.98 x 4.15)



Large utility room with plenty of storage and space for appliances. Double doors to access the front of the house. The skylight fills the room with light.

Bedroom One
11'5" x 12'9" (3.5 x 3.9)



Carpeted double bedroom over looking the garden. Door to en-suite.

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Bedroom One en-suite



En-suite with shower, WC, hand basin and a heated towel rail.

Bedroom Two
12'1" x 11'9" (3.7 x 3.6)



Carpeted double bedroom with a bay window facing the front of the property.

Bedroom Three
8'6" x 8'10" (2.6 x 2.7)



Carpeted double bedroom, window views to the side of the property

Bedroom Four
7'6" x 9'2" (2.3 x 2.8)



Carpeted single bedroom, window overlooking the garden. Free standing wardrobe.

Bathroom
7'2" x 5'2" (2.2 x 1.6)



Family Bathroom with tiled flooring, bath with shower over, wc, hand basin and a heated towel rail.

Bedroom Five (2nd floor)
10'5" x 10'2" (3.2 x 3.1)



Carpeted room on 2nd floor with eaves storage, dormer window, currently used as an office

Study/Dressing room (2nd floor)

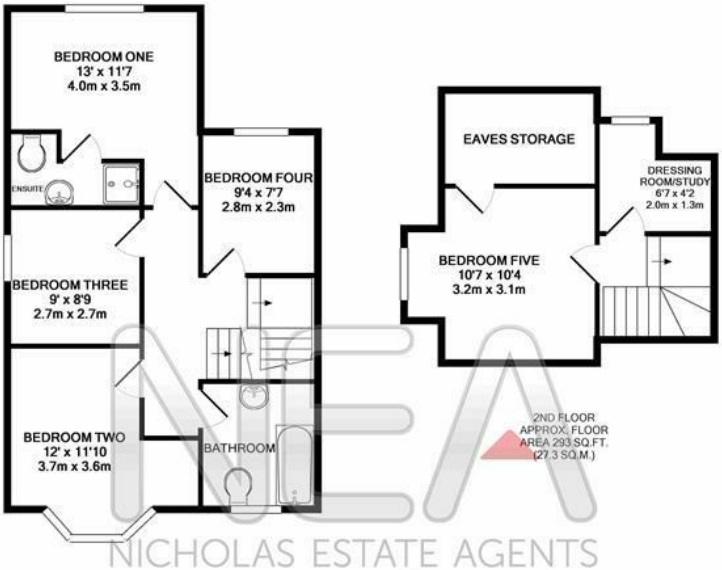


A small carpeted room which could be used as a study or dressing room. Windows to rear.

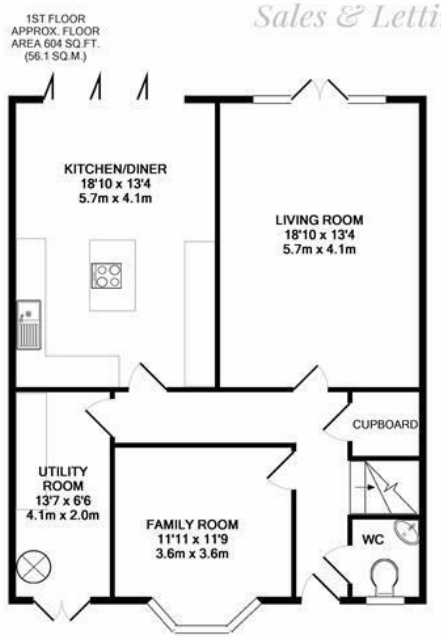
Garden



An enclosed rear garden, mostly laid lawn, patio area immediately to rear of house, shed for tenant use. Workshop not accessible to tenants.



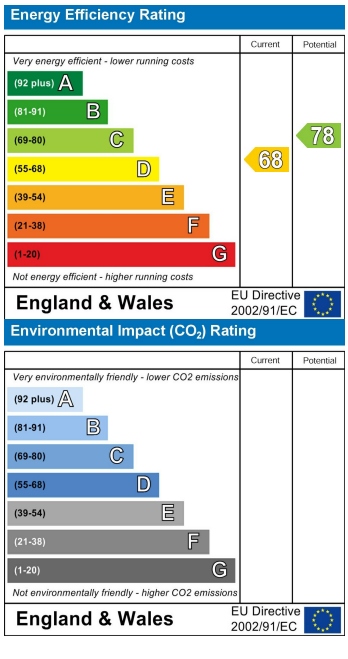
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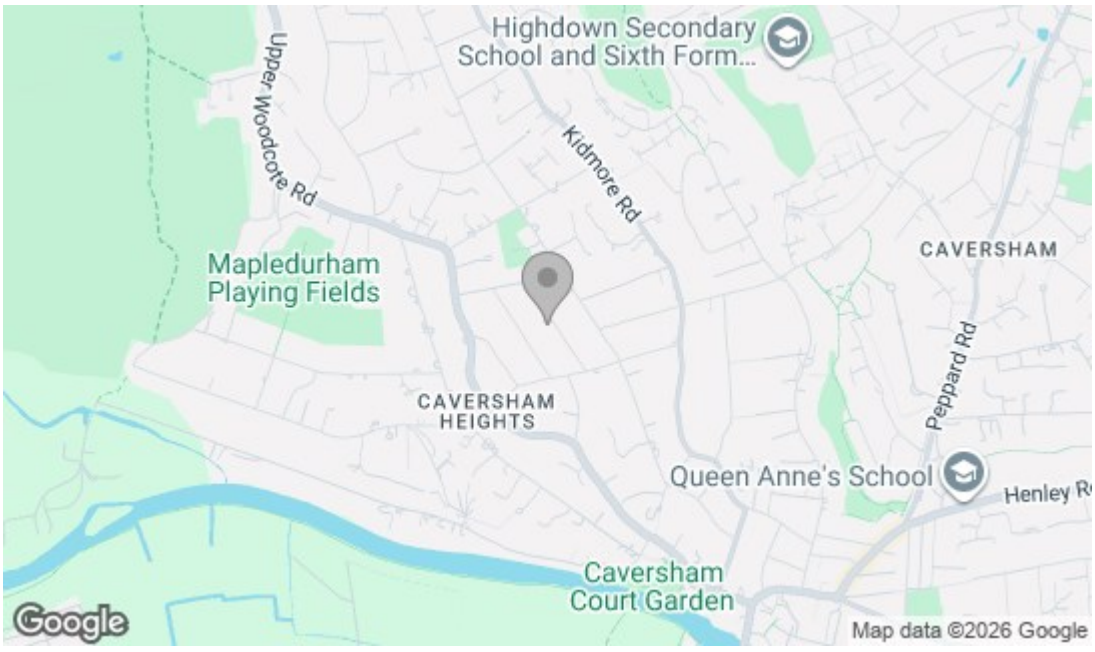


GROUND FLOOR
APPROX. FLOOR
AREA 876 SQ.FT.
(81.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1773 SQ.FT. (164.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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