



6, South View Avenue, Reading, RG4 5AD

£715,000

Situated in a sought-after Caversham address, this extended end-townhouse is conveniently positioned adjacent to St Anne's Catholic Primary School and within easy reach of Caversham centre, the River Thames and Reading mainline station. The property offers generous and versatile accommodation, with a living room featuring a fireplace, separate dining room with bi-folding doors opening into a further reception room, which has patio doors leading to the established south-facing garden. This room could also be used as a fifth bedroom, with a ground-floor WC and shower. A well-equipped kitchen and utility room complete the ground floor. Upstairs are four bedrooms and a family bathroom. The property occupies a good-sized corner plot, with an attractive garden extending to the rear and side. The private south-facing garden incorporates a paved patio and pergola, ideal for outdoor entertaining. A garage and driveway parking are situated to the rear, accessed via Washington Road. South View Avenue is ideally positioned for both Caversham and Reading town centres, with their excellent range of shops, cafés, pubs and restaurants, together with the Thames Lido. The River Thames is within easy walking distance, while Reading mainline station is less than a mile away, providing fast services to London Paddington and Elizabeth line connections across London. Offering generous accommodation, a flexible ground-floor layout and a private south-facing garden, this is an attractive family home in a convenient Caversham location.

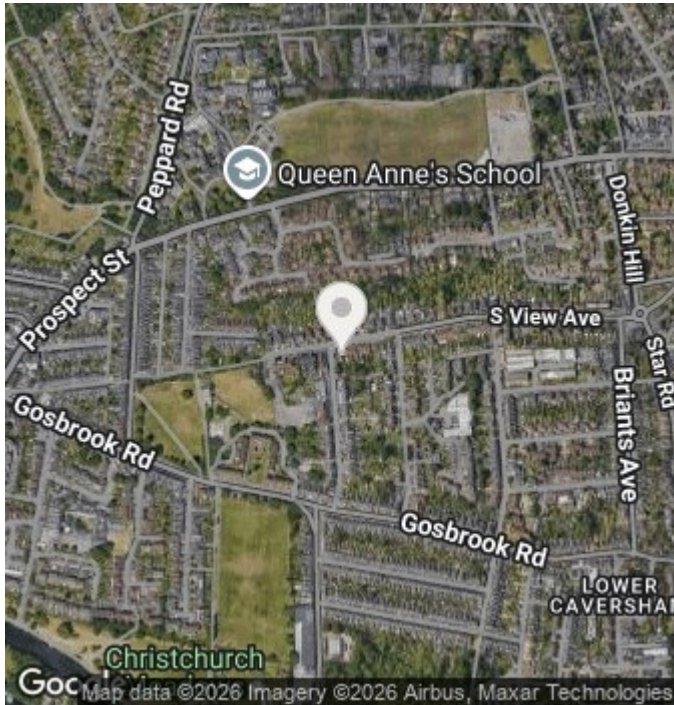




- 4 Bedrooms
- Living room with fireplace
- Two further reception rooms
- Kitchen; Utility; Downstairs Shower with WC
- Garage with driveway space
- Established south facing garden



Council tax band E
Council- RBC





Garden

The front garden is enclosed and approached via a gated pathway leading to the front door. The south-facing garden extends to the rear and side of the property where there is a large vegetable garden, with a patio and pergola providing an ideal area for outdoor entertaining. Steps lead down to a further patio and the lawned garden, bordered by established shrub beds and featuring mature apple, pear and walnut trees. At the end of the garden, a door provides access to the garage.

Additional information:

Parking

The property has a garage which is accessed from Washington Road with a driveway space to the front. There is also on-street parking that requires residents and visitors permits which are issued upon application by Reading Borough Council, charges apply, for an up to date list of charges please check reading.gov.uk "permit charges"

Property construction – Standard form

Services:

Gas - mains

Water – mains

Drainage – mains

Electricity - mains

Heating - gas central heating

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"





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		
England & Wales		EU Directive 2002/91/EC

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