



NICHOLAS ESTATE AGENTS  
*Sales & Lettings*

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**Highbridge Close  
Caversham, Reading, RG4 6PH**

**Open To Offers £450,000**

**SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS: CHAIN FREE:** Set within this quiet Cul-De-Sac is this recently redecorated EXTENDED semi detached house that offers easy access to both central Caversham and Emmer Green. The property boasts three double bedroom and a stylish bathroom on the first floor. On the ground floor there is a massive 31' living room, modern kitchen, conservatory study, utility and guest WC. To the rear there is a larger than expected garden with both rear and side access. To the front there is parking for several cars. To appreciate the space on offer call now to view.

## Highbridge Close, Reading, RG4 6PH

- Chain free
- Extended semi detached house
- Generous garden with rear access
- Stylish bathroom & a downstairs WC / utility
- Conservatory & separate study
- EPC rating C
- Three double bedrooms
- Great sized living room and a semi open plan kitchen
- Driveway parking for several cars
- Council tax band D

### Hall

A tiled hall with doors to:

### Study

14'2 x 7'8 (4.32m x 2.34m)



A light and airy room with a window the front and side, tiled floor and a door to the utility.

### Utility

7'8 x 3'5 (2.34m x 1.04m)



A good sized utility with a WC, wash hand basin and recess for the washing machine and dryer. Tiled floor, ceiling spot lights and window to the side.

### Living room

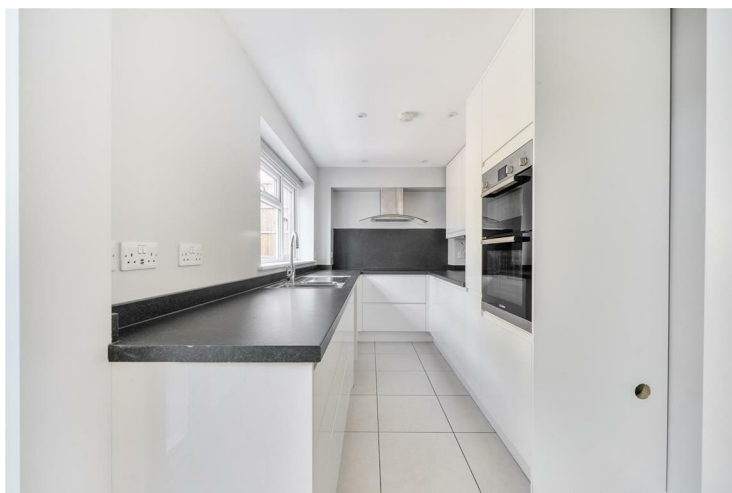
31'4 x 12'7 (9.55m x 3.84m)



A fantastic living room with a bay window to the front, BiFold doors to the conservatory, wood effect flooring, stairs to the first floor and an archway to the kitchen.

### Kitchen

11'11 x 6'9 (3.63m x 2.06m)



A modern kitchen with ample wall and base units. Roll top work surfaces with an inset sink and drainer, halogen hob, extractor, double oven. There is a recess for the dishwasher and the fridge-freezer. Splash backs, tiled floor, ceiling spot lights and a large window over looking the garden.

## Highbridge Close, Reading, RG4 6PH

### Conservatory

9'9 x 9'8 (2.97m x 2.95m)



A good sized conservatory with views and doors to the garden. Tiled floor and BiFold doors to the living room

### Bedroom one

13'3 x 9'7 (4.04m x 2.92m)



A good sized double bedroom with a window the front, ample fitted wardrobe and carpeted.

### Landing



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

### Bedroom two

10'7 x 9'8 (3.23m x 2.95m)



A light and airy carpeted room with ample space for wardrobes and views to the front.

## Highbridge Close, Reading, RG4 6PH

### Bedroom three

9'7 x 7'5 (2.92m x 2.26m)



A good sized room with ample fitted wardrobes and views over the rear garden.

### Bathroom

7'7 x 6'8 (2.31m x 2.03m)



A modern bathroom comprising of a panelled bath, wall mounted shower, WC, and a wash hand basin. Tiled floor, walls and a frosted window to the rear.

### Garden



A larger than expected garden with a paved patio area that is ideal for those summer BBQ's, area laid to lawn, side and rear access. In addition there is a large shed to the rear.

### Services

Water. Mains

Drainage. Mains

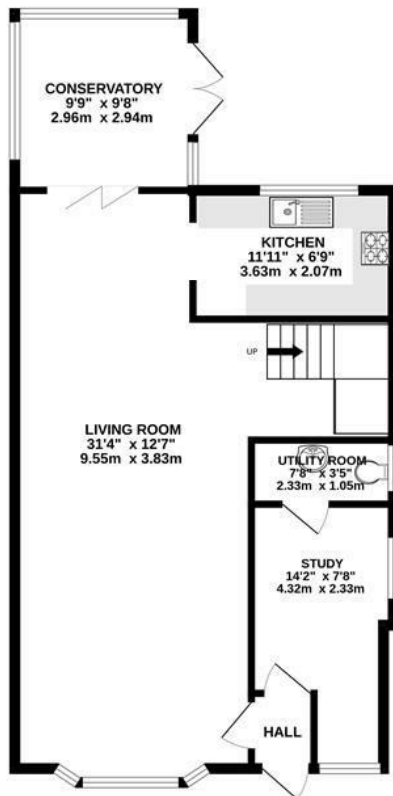
Electricity. Mains

Gas. Mains

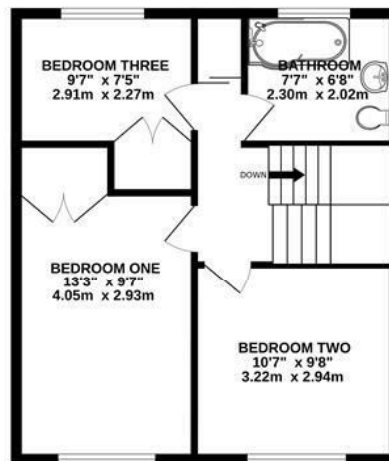
Broadband. Ofcom-Ultrafast. Information obtained from Ofcom

Mobile phone: The owners are not aware of any mobile coverage restrictions.

GROUND FLOOR  
734 sq.ft. (68.2 sq.m.) approx.



1ST FLOOR  
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA: 1229 sq.ft. (114.2 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 misstatement. 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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| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) <b>A</b>                                              |         | 83        |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                | 69      |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not energy efficient - higher running costs                     |         |           |
| <b>England &amp; Wales</b><br>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) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| <b>England &amp; Wales</b><br>EU Directive 2002/91/EC           |         |           |

