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









Knighton Close
Caversham, Reading, RG4 7SZ

£2,250 Per Calendar Month

NEA LETTINGS: Situated in one of Caversham's most sought-after residential locations, this spacious four-bedroom townhouse is just moments from Caversham Primary School and within easy walking distance of Caversham village centre, with its excellent selection of shops, cafés, restaurants and amenities. Arranged over three floors, the ground floor comprises two bedrooms and a modern shower room, making it ideal for guests, older children or those working from home. The first floor forms the heart of the home, featuring a generous living room, a well-appointed kitchen and a separate dining room, providing excellent space for both everyday living and entertaining. The second floor offers two further double bedrooms and a family bathroom. Externally, the property benefits from an attractive, low-maintenance rear garden, perfect for summer entertaining, while to the front there is a private driveway providing off-road parking for two vehicles. EPC Rating:D

DISCLAIMER: These particulars are intended as a general guide only and do not form part of any contract or offer. Whilst every effort has been made to ensure the accuracy of the information provided, NEA Lettings cannot guarantee that all details are complete or free from error. Any photographs, videos, floor plans and other marketing material are believed to provide a fair representation of the property at the time they were produced. If you choose to make an offer without first undertaking a physical viewing, you should ensure that you have carried out all necessary investigations and are satisfied that the property meets your requirements before proceeding.

Knighton Close, Reading, RG4 7SZ

- NEA Lettings
- Town House
- Unfurnished
- Driveway for 2 cars
- EPC Rating D
- Caversham
- Four Bedrooms
- Enclosed rear garden
- Council tax band D
- Available immediately

Entrance Hall
The front door opens into an internal porch, providing practical space for coats and shoes. A second door leads into the entrance hall, from which there are doors to two ground floor bedrooms and the shower room. Stairs rise to the first floor accommodation.

Bedroom Four
Bedroom four is a particularly spacious room, with windows overlooking the quiet residential street. The room is a versatile space ideal for use as a fourth bedroom, home office, or additional reception area.

Bedroom Three
Bedroom three is a well-proportioned room located at the rear of the property, featuring fitted carpet and a large window providing plenty of natural light.

Shower room
The ground floor shower room is fitted with a low-level WC, a wash hand basin with a vanity storage cupboard beneath, and a shower cubicle.

Living room
The first floor living room is a bright and welcoming space with fitted carpet, featuring floor-to-ceiling windows overlooking the rear garden. Built-in shelving to one corner provides a practical and attractive storage feature.

Dining room
An open archway from the kitchen leads through to the dining room, which benefits from large front-facing windows and a door to 1st floor landing.

Kitchen
The kitchen features a large window overlooking the quiet residential street and is fitted with a stainless steel sink and drainer, a induction hob with extractor hood, and an integrated oven. There is a good range of wall and base units, ample worktop space, appliances include an under-counter freezer, under-counter fridge, slimline dishwasher, and washing machine. The area beneath the stairs provides additional practical storage. Open arch to dining room

2nd floor Landing
The second floor landing is carpeted and features doors leading to both bedrooms and the family bathroom. A useful airing cupboard provides additional storage and houses the hot water cylinder. The kitchen also houses the water softener for the water supplies delivered to the rest of the house.

Bedroom One
The front-facing bedroom on th 2nd floor features original wooden flooring, a large window overlooking the quiet residential street, and a built-in wardrobe providing useful storage.

Bedroom Two
The second floor rear bedroom is a good-sized double room, benefiting from fitted carpet, built-in wardrobes, and a pleasant outlook over the rear garden.

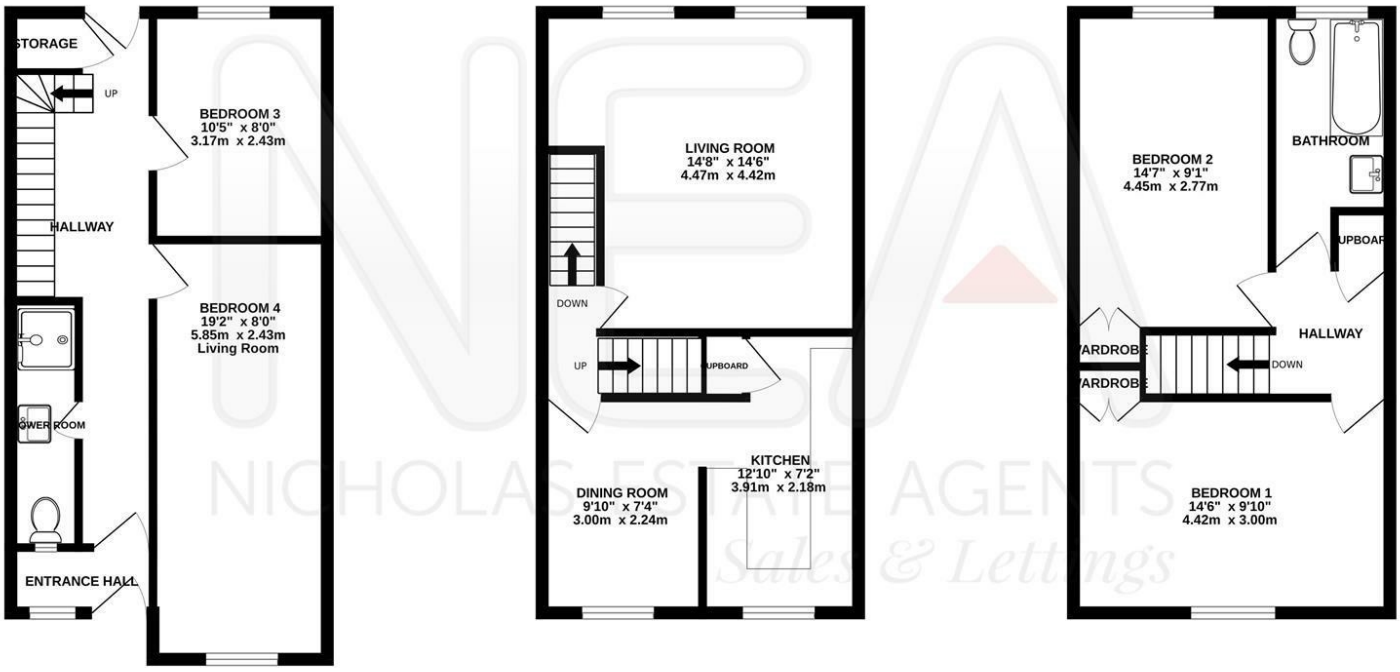
Bathroom

Garden
The secluded rear garden is landscaped and designed to be easy to maintain, featuring side access and a useful garden shed providing additional storage.

GROUND FLOOR
415 sq.ft. (38.6 sq.m.) approx.

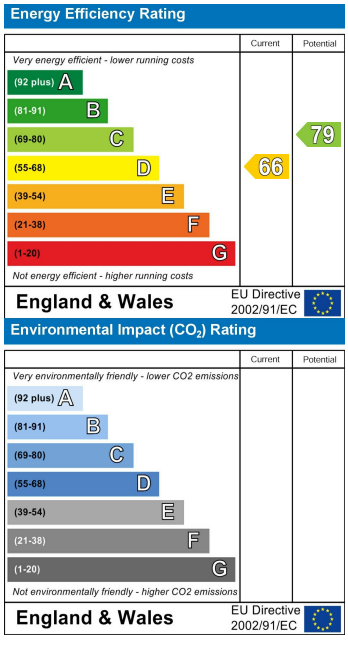
1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.

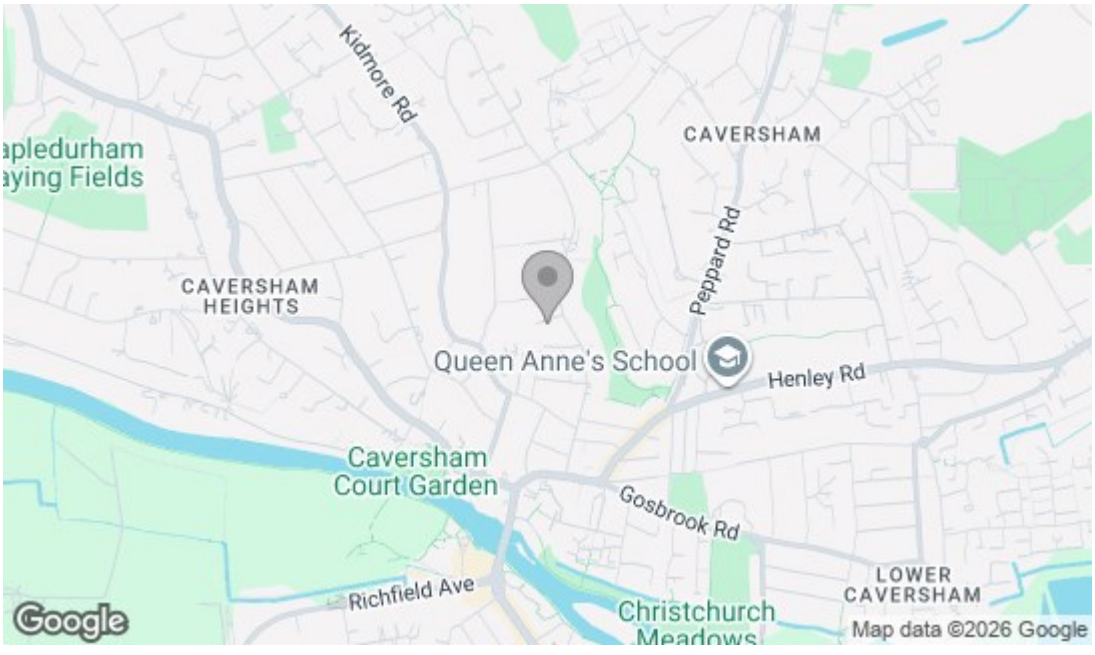
2ND FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 1212 sq.ft. (112.6 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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