

**Charlotte Close  
Caversham, Reading, Berkshire RG4 7BY**

**£900,000**

Set within the well regarded and sought after area of Caversham Heights, the property offers convenient access to the restaurants and shops in the centre of Caversham, an easy commute to Reading Station but is also located in a quiet cul de sac, on a private road. The accommodations consist of very good sized living and family rooms, kitchen and utility room, five large double bedrooms and three bathrooms, two of which are ensuite, as well as a ground floor WC. The property also benefits from off street parking, garage and a pleasant garden. To arrange to see the property, please call.



## Charlotte Close, Reading, Berkshire RG4 7BY

- Detached house set in Caversham Heights
- Three stylish and modern bathrooms
- Utility room
- Private road, quiet cul de sac
- Council Tax band G
- Five large bedrooms
- Modern kitchen
- Integral garage
- Easy access to central Caversham
- EPC Rating C

### Entrance Hall



A broad and welcoming entrance hall with laminate flooring, doors to living room, family room, kitchen, understairs storage, WC and stairs to the first floor.

### Family Room

13'6" x 12'0" (4.13 x 3.67)



A good sized, bright and airy carpeted family room with a large window overlooking the front of the property and folding double doors to the living room.

### Living Room

19'2" x 12'0" (5.86 x 3.67)



A large carpeted living room with double doors to the garden and folding double doors to the family room.

### Kitchen

17'5" x 13'1" (5.31 x 4.01)



A modern and spacious kitchen with tiled floor, plenty of wall and base units, space for dining table, built in fridge freezer, five ring gas hob, extractor and double oven, space for dishwasher and double doors to the garden.

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### Utility Room

9'10" x 5'9" (3 x 1.77)



Utility room with tiled floor, wall and base units, sink and space for washing machine and tumble drier and door to the side of the property.

### WC



WC with laminate flooring, sink and toilet.

### Landing



Spacious landing with doors to bedrooms two, three, four and five, bathroom, storage and stairs to the second floor.

### Bedroom Two

15'5" x 13'1" (4.7 x 4.01)



A very light and spacious, carpeted double bedroom with two double wardrobes, large window overlooking the garden and door to the ensuite shower room.

### Ensuite



Ensuite shower room with vinyl floor, shower, sink WC and window to the side of the property.



## Charlotte Close, Reading, Berkshire RG4 7BY

### Bedroom Three

14'0" x 13'1" (4.29 x 4.01)



A large, carpeted double bedroom with a good sized window overlooking the garden

### Bedroom Five

13'6" x 12'0" (4.13 x 3.67)



A spacious, carpeted double bedroom with a window overlooking the front of the property.

### Bedroom Four

17'3" x 9'9" (5.26 x 2.99)



A spacious carpeted double bedroom with two windows overlooking the front of the property.

### Bathroom



Bathroom with vinyl flooring, bath with a shower, sink, WC and heated towel rail.

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### Bedroom One

21'3" x 19'6" (6.48 x 5.96)



A very large, carpeted bedroom on the second floor with eaves storage, three velux windows to the rear of the property and door to the ensuite shower room.

### Ensuite



Spacious ensuite shower room with large shower cubicle, twin sinks, WC and heated towel rail with a large velux window to the side of the property.

### Garden



An easy to maintain garden, mostly laid to lawn with a sun trap patio and large decked terrace, perfect for summer entertaining.

### Garage

17'10" x 9'10" (5.46 x 3)

Single garage with up and over door with driveway parking in front.

### 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

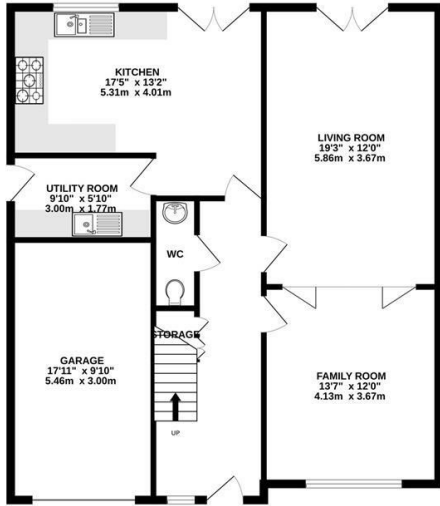
### Tenure

Freehold

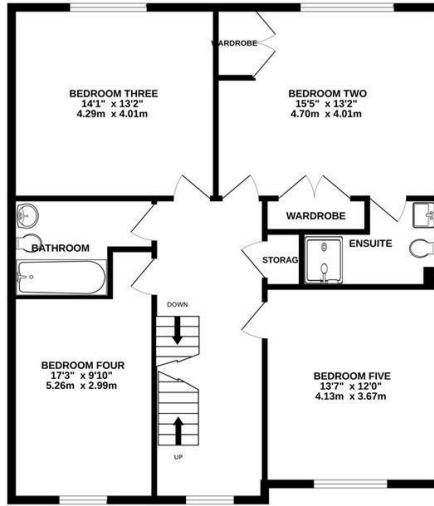
Private Estate Maintenance Charge 1st Jan to 31st Dec 2026:  
£872.33



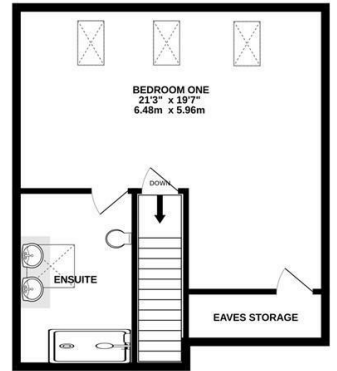
GROUND FLOOR  
986 sq.ft. (91.6 sq.m.) approx.



1ST FLOOR  
985 sq.ft. (91.5 sq.m.) approx.



2ND FLOOR  
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA : 2481 sq.ft. (230.5 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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| Energy Efficiency Rating  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (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 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) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>  |         |           |
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