



**Hemdean Road
Caversham, Reading, Berkshire RG4 7SS**

Chain Free £525,000

SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS: GUIDE PRICE: £525,000 to £550,000: NO ONWARD CHAIN: Set within this sought after area of central Caversham and only moments from Caversham Primary school is this good sized, bay fronted semi detached 1930's house that retains period features and house has the **POTENTIAL TO EXTEND (STP)**. The property boasts three bedrooms and a bathroom on the first floor. On the ground floor there are two reception rooms and a kitchen. To the rear there is a good sized garden that is ideal for summer entertaining. To the front there is driveway parking and a garage. To appreciate the space and potential viewing is essential. Call now to view.

Hemdean Road, Reading, Berkshire RG4 7SS

- Chain free
- Three good sized bedrooms
- Easy access to Caversham and shops
- Large garden that backs on to Balmore Park
- EPC Rating D
- Semi detached house with potential to extend (STP)
- Garage and driveway parking
- Good access to public transport
- Two reception rooms
- Council tax band D

Entrance Hall



An open, carpeted entrance hall with doors to the dining room, living room and kitchen with stairs to the first floor.

Dining Room

12'3" x 10'6" (3.75 x 3.21)



A spacious, carpeted dining room with period fireplace and large bay window overlooking the front of the property

Living Room

15'2" x 10'5" (4.63 x 3.18)



A good sized, carpeted living room with period fireplace and patio doors leading to the garden.

Kitchen

14'6" x 7'4" (4.43 x 2.24)



Galley style kitchen with vinyl flooring and space for oven and hob, fridge freezer and washing machine with door and window to the side of the property and another large window overlooking the garden.

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Landing



Carpeted landing with frosted window to the side of the property for additional light with doors to the bedrooms and bathroom.

Bedroom one

13'6" x 9'10" (4.13 x 3.01)



A good sized, carpeted double bedroom with a large window overlooking the garden, feature fireplace and built in double wardrobe.

Bedroom two

11'11" x 10'5" (3.65 x 3.2)



A spacious, carpeted double bedroom with feature fireplace, built in double wardrobe and large window to the front of the property.

Bedroom three

11'4" x 7'3" (3.46 x 2.23)



Carpeted bedroom with airing cupboard and window overlooking the garden.

Bathroom

7'1" x 5'8" (2.17 x 1.73)

Bathroom with bath, sink, WC and large frosted window to the front of the property.

Garage

10'1" x 6'4" (3.08 x 1.94)

Good sized single garage with door to the garden.

Garden



The front of the property has a good sized garden, mostly laid to lawn with flower beds and drive leading to the garage. To the rear, the garden stretches up to Balmore Park with a good section laid to lawn, a shed and a wooded area.

Services

Water. Mains

Drainage. Mains

Electricity. Mains

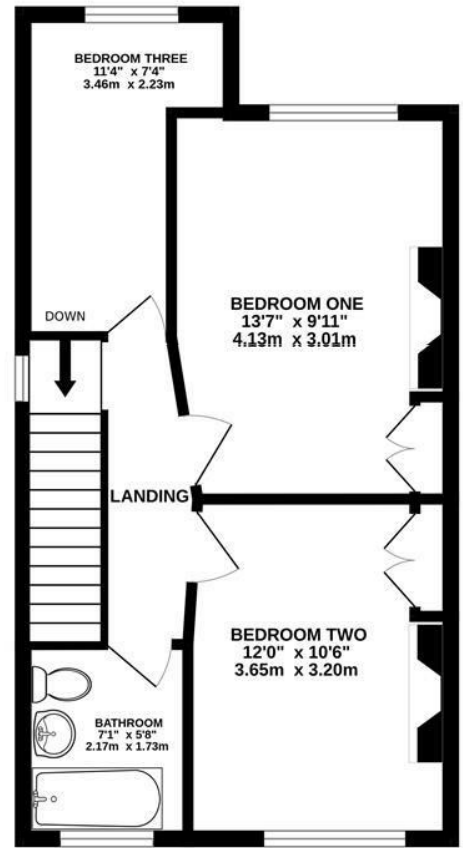
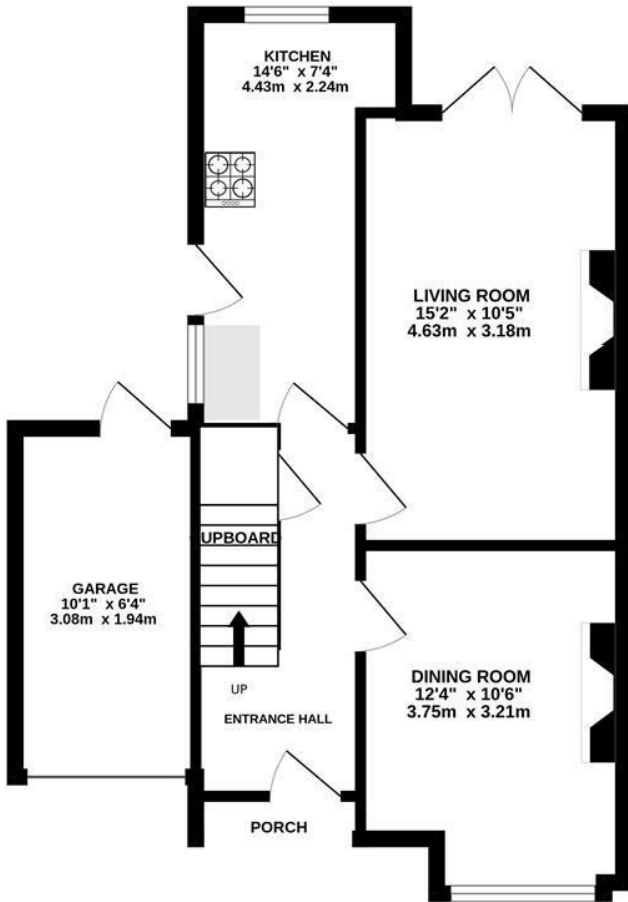
Heating. Gas

Mobile phone. The vendor is not aware of any specific restricted mobile phone coverage

Broadband. Ultrafast, obtained from Ofcom

GROUND FLOOR
490 sq.ft. (45.5 sq.m.) approx.

1ST FLOOR
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 889 sq.ft. (82.6 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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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		
	58	72
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

