

75 Chiltern Road, Caversham, Reading, RG4 5HS
£460,000 Freehold

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Residential Sales & Lettings

- Well Presented Extended 3 Bedroom Semi-Detached Home
- Front Aspect Living Room
- Kitchen
- Gas Radiator Central Heating
- Enclosed Rear Garden With Deck & Outbuildings
- Entrance Hall & Ground Floor Shower Room
- Separate Dining Room
- First Floor 3 Piece Bathroom and separate Shower room
- UPVC Double Glazed Windows
- Driveway Parking



A well presented and generously proportioned extended three bedroom semi-detached home, ideally situated within a popular residential area of Caversham. The property enjoys excellent access to both Emmer Green and Caversham village, each offering a wide range of everyday amenities, independent shops, cafés and local services. There are also frequent bus services providing convenient connections to Reading and Henley on Thames, while the surrounding countryside offers a wealth of opportunities for pleasant walks and outdoor pursuits. The property is also well placed for access to a number of reputable local schools.

The accommodation is thoughtfully arranged over two floors and benefits from a useful extension to the ground floor. Upon entering, the welcoming entrance hall provides access to the principal reception rooms and ground floor shower room. The front aspect living room is a comfortable and inviting space, while the separate rear aspect dining room provides an excellent area for family meals and entertaining. The dining room and kitchen both enjoy direct access onto the impressive decked area of the rear garden, creating a particularly pleasant flow between the indoor and outdoor living spaces. The kitchen provides a practical and well positioned area for everyday use.

To the first floor are three bedrooms, offering flexible accommodation for families, guests or those requiring additional space for home working, together with a three piece family bathroom.

Further benefits include gas radiator central heating and UPVC double glazing throughout.

Externally, the rear garden is a particularly attractive feature of the property, incorporating a generous decked area which provides an ideal space for outdoor dining and entertaining. Beyond the decking is a lawned area complemented by established flower and shrub borders, creating a pleasant and private garden setting. The garden also benefits from two useful outbuildings, providing valuable additional storage or potential workspace. Gated side access leads through to a gravelled driveway area, providing convenient access and further useful outdoor space.

Overall, this is a spacious and versatile family home offering well balanced accommodation, attractive garden space and an excellent position within this sought after part of Caversham.

Please contact Sansome & George to arrange an appointment to view.

Council Tax Band D - Reading Borough Council.

Purchasers' Note

Please note that some photographs within these sales particulars may have been digitally enhanced to improve their presentation, including the removal of temporary items, clutter and personal belongings. The images remain a fair representation of the property, and no structural alterations have been made. Prospective purchasers should satisfy themselves as to the condition, size, layout and features of the property through inspection and their own enquiries.







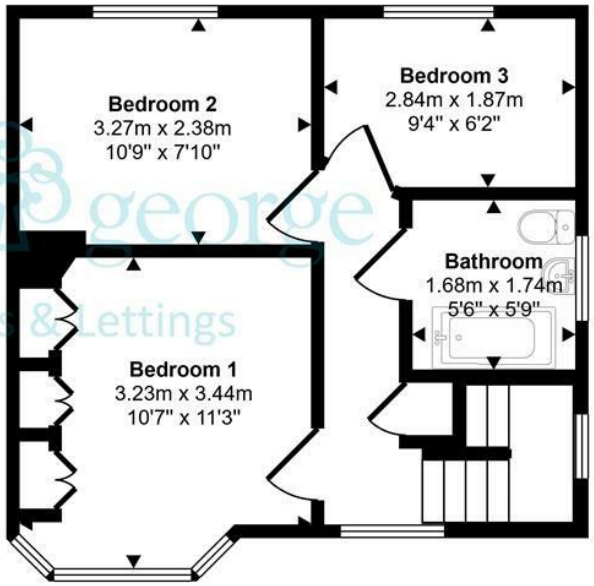


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Approx Gross Internal Area
83 sq m / 898 sq ft



Ground Floor
Approx 48 sq m / 521 sq ft

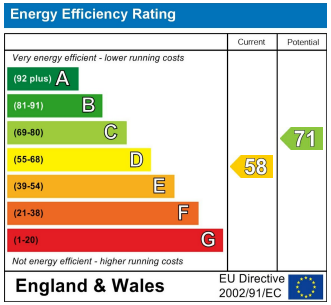


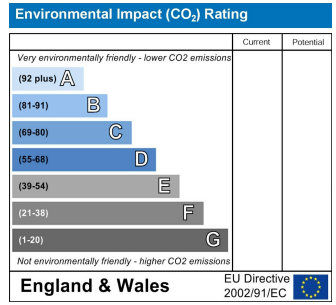
First Floor
Approx 35 sq m / 377 sq ft

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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







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