



**Sheridan Avenue
Caversham, Reading, RG4 7QB**

£550,000

SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS: Set within this sought after area of Caversham with elevated views over the Hemdean Valley is this larger than expected semi detached house that is the catchment for both Emmer Green and the Heights Primary schools. The property boasts two reception rooms and an extended kitchen on the ground floor. On the first floor there are three bedrooms and a stylish bathroom. To the rear there is a good sized south west facing garden that is perfect for summer entertaining and to the front there is driveway parking and a garage. To appreciate the space on offer call now to view.

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- Extended semi detached house with elevated views
- Two reception rooms
- Stylish bathroom
- Good sized garden
- EPC rating D
- Three good sized bedrooms
- Extended modern kitchen
- Garage and driveway parking
- The heights and Emmer Green primary school catchment
- Council tax band D

Hallway



A good sized hallway with wood effect flooring, understairs storage cupboard, stairs to the first floor and doors to:

Living room

14'4 x 11'9 (4.37m x 3.58m)



A light and airy room with a bay window to the front, wood effect flooring and a cast iron feature fire place

Dining room

12'5 x 10'0 (3.78m x 3.05m)



Offering views over the rear garden is this good sized room, cast iron feature fire place, stripped wood flooring and Bifold doors to the kitchen

Kitchen

18'0 x 14'3 (5.49m x 4.34m)



A great sized kitchen with ample wall and base units, wood work surfaces with and inset sink and drainer, five ring gas hob, oven, and extractor. Recess for the washing machine, dishwasher and fridge freezer. Wood flooring, window and doors to the garden and a door to the garage.

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Landing



Carpeted, loft access and doors to:

Bedroom one

14'11 x 10'0 (4.55m x 3.05m)



A light and airy bay fronted room with views over the Hemdean valley, carpeted and a fitted wardrobe

Bedroom two

12'5 x 10'0 (3.78m x 3.05m)



Offering views over the attractive garden is this good sized room, carpeted and fitted wardrobes.

Bedroom three

8'3 x 7'3 (2.51m x 2.21m)



A light and airy room with space for wardrobes and views to the front over the Hemdean valley.

Bathroom

8'0 x 7'3 (2.44m x 2.21m)



A modern and stylish bathroom comprising of a panelled bath with a wall mounted shower, WC, wash hand basin, heated towel rail and windows to the rear.

Garage

14'8 x 10'9 (4.47m x 3.28m)

A good sized garage with a wall mounted boiler and space for the tumble dryer.

Garden



A good sized garden that is laid over three levels with shrub borders. There is a decked area that is perfect for summer entertaining and to the rear there is a large area that is laid to lawn with a brick shed.

View from the front



Elevated views over the Hemdean Valley

Services

Water. Mains

Drainage. Mains

Electricity. Mains

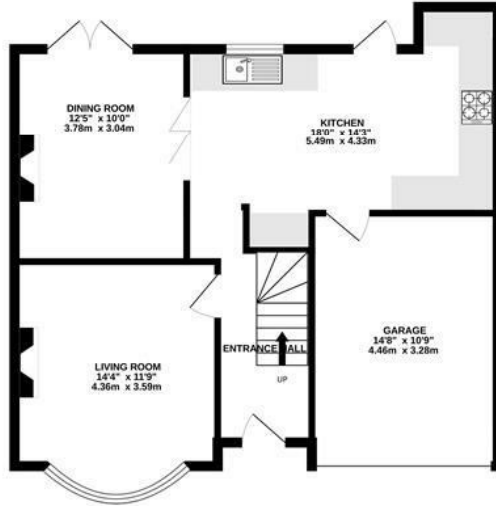
Heating. Gas

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

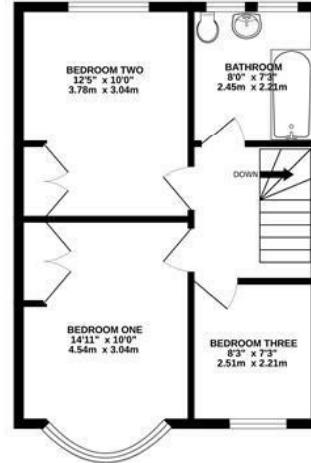
Broadband. Superfast, information obtained from Ofcom

All appliances and services are untested.

GROUND FLOOR
684 sq.ft. (63.6 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 1111 sq.ft. (103.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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		
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		
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