



**Kingsway  
Caversham, Reading, Berkshire RG4 6RH**

**No Onward Chain £450,000**

**SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS:** Set within this sought after area of Caversham park that offers easy access to Clayfield Copse and the local schools is this recently redecorated detached house. The property sits on a generous plot and has the potential to extend (STP). On the first floor there are three double bedrooms, bathroom and a separate WC. On the ground floor there is a great sized '25 living room, kitchen and utility room. To the front there is a garage and parking for several cars. To the rear there is a larger than expected garden that is perfect for summer entertaining. To appreciate the space on offer call now to view.

## Kingsway, Reading, Berkshire RG4 6RH

- Chain free
- Three double bedrooms
- 25' Living room
- Garage with ample driveway parking
- EPC rating C
- Detached house on a generous plot with potential to extend (STP)
- Bathroom and a separate WC
- Good sized kitchen and utility area
- Great sized rear garden parking
- Council tax band D

### Hallway

Laminate wood flooring and door to the living room

### Living room

25'2 x 11'8 (7.67m x 3.56m)



A great sized living room with laminate wood flooring, floor to ceiling windows to the front, window the garden, stairs to the first floor, large storage cupboard and doors to

### Kitchen

10'7 x 8'10 (3.23m x 2.69m)



A good sized kitchen with ample wall and base units. Roll top work surfaces with an inset sink and drainer, five ring gas hob, oven, extractor, recess for the fridge freezer and dishwasher. Tiled splash backs, window to the garden and a door to the utility.

### Utility

6'11 x 4'2 (2.11m x 1.27m)

A door to the garden and space for the washing machine and dryer.

### Landing



Carpeted, loft access, storage cupboard and doors to:

### Bedroom one

13'2 x 9'11 (4.01m x 3.02m)



A light and airy room with views to the front, wood flooring and fitted wardrobes

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## Bedroom two

10'1 x 9'11 (3.07m x 3.02m)



Offering views to the front is this light and airy room, carpeted and ample space for wardrobes.

## Bedroom three

10'5 x 9'7 (3.18m x 2.92m)



A good sized room with fitted wardrobes and views over the rear garden.

## WC



Comprising of a WC and window the rear.

## Bathroom

8'11 x 6'6 (2.72m x 1.98m)



Comprising of a paneled bath with wall mounted fitting, was hand basin, frosted window to the rear and cupboard housing the boiler.

## Garage

17'5 x 7'10 (5.31m x 2.39m)

A good sized garage with driveway parking to the front.

## Garden



A larger than expected garden that is laid to lawn, block paved patio area that is ideal for summer entertaining and side access on both sides.

## Services

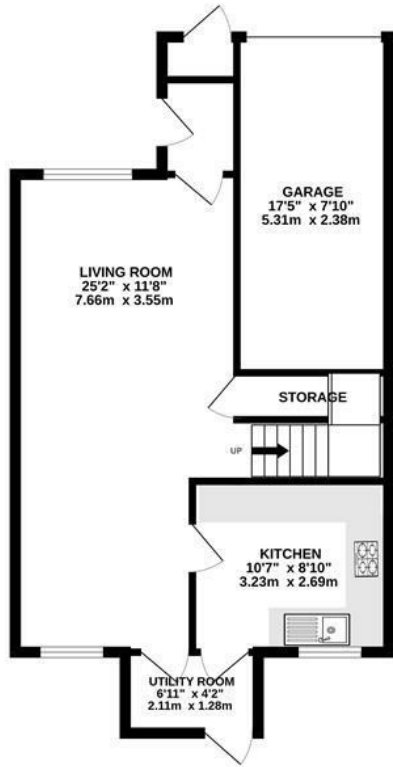
Water. Mains  
Drainage. Mains  
Electricity. Mains  
Heating. Gas

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

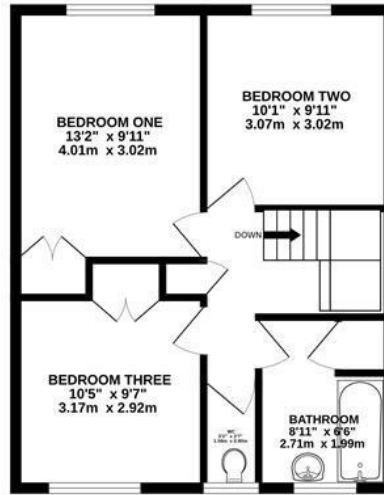
Broadband. Superfast, information obtained from Ofcom

All appliances and services are untested.

GROUND FLOOR  
609 sq.ft. (56.6 sq.m.) approx.



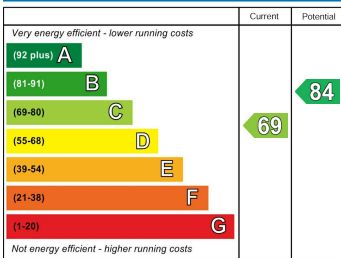
1ST FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA: 1103 sq.ft. (102.4 sq.m.) approx.

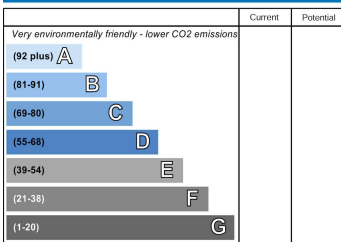
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been listed and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating



England & Wales EU Directive 2002/91/EC

Environmental Impact (CO<sub>2</sub>) Rating



England & Wales EU Directive 2002/91/EC

