



**Grosvenor Rd
Caversham
Reading
RG4 5ES
(Freehold)**

£499,950



Link-detached

Driveway

**Garage with remote controlled
shutter**

Three bedrooms

Located on a private drive

Description

Local on a highly sought after private drive in Caversham.

A three bedroom link-detached house offers a spacious open-plan lounge/diner, separate kitchen, study, cloakroom and a recently refurbished family bathroom.

Further benefits include a larger than average attached garage with access from the rear garden and driveway via remote controlled shutters.

Outside there is a well-kept enclosed rear garden and front lawn.

We are advised by the owner that further benefits include cavity wall insulation, loft insulation and recent improvements to the heating system.

Entrance Porch:

Offering access to cloakroom and lounge/diner

Cloakroom:

Front aspect double glazed window, WC and hand basin.

Lounge/Diner:

Front aspect double glazed window and rear patio doors offering access to rear garden and garage.

Doors to study, kitchen and stairs to first floor..

Kitchen:

Rear aspect double glazed window, range of eye and base level units, rolled edge work surface with sink, drainer and mixer tap, tiled splash back, integral lower level oven and electric hob, space for fridge, freezer and washing machine

Study:

Rear aspect double glazed window

First floor:

First floor landing with access to loft, airing cupboard housing boiler and doors to:

Bedroom one 3.94m x 3.30m:

Front aspect double glazed window, built in wardrobes.

Bedroom two 3.29m x 2.97m:

Rear aspect double glazed window, built in wardrobes.

Bedroom three 2.96m x 2.28m:

Front aspect double glazed window.

Bathroom:

Frosted rear aspect double glazed window, recently installed enclosed shower cubicle, WC, hand basin and heated towel rail with tiled flooring and walls.

Garage: 8.92m x 3.30m

Benefits from front and rear access with remote controlled shutter to the front.

Rear garden:

Enclosed with a 6ft close board fence. Laid to lawn with a patio area and well kept borders.

Local authority: Reading Borough Council

Location:

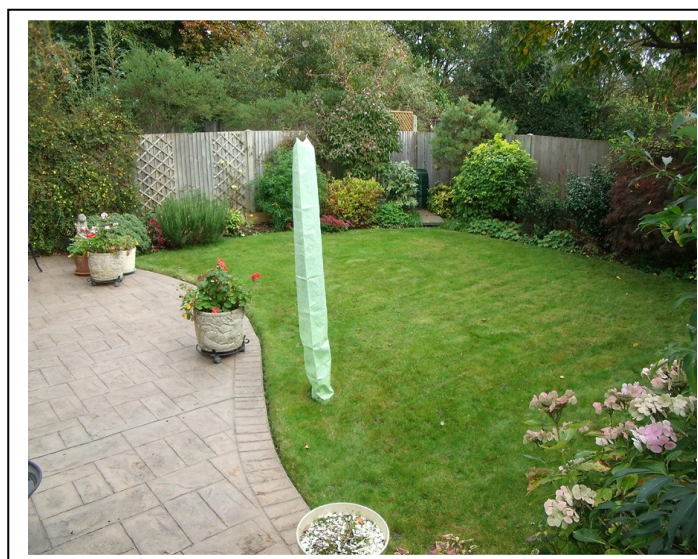
- Close to local amenities and local bus routes.
- Reading Station (1.0 miles)

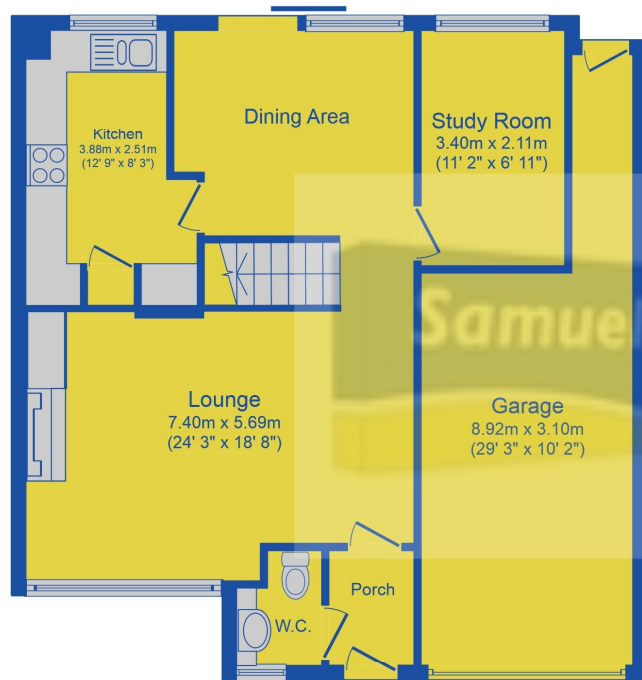
Schools:

- Caversham Primary (0.6 miles)
- Emmer Green Primary (0.9 miles)

Although every care is taken in preparing these particulars they do not constitute an offer or contract, or any part hereof. Statements contained therein are not to be relied on as statements or representation of fact and are made without responsibility on the part of the Agents or Vendor. An intending purchaser must satisfy himself by inspection, or otherwise as to the correctness of each statement and the Vendor does not make or give and neither have the Agents or their employees authority to make or give any representation or warranty in relation to this property.

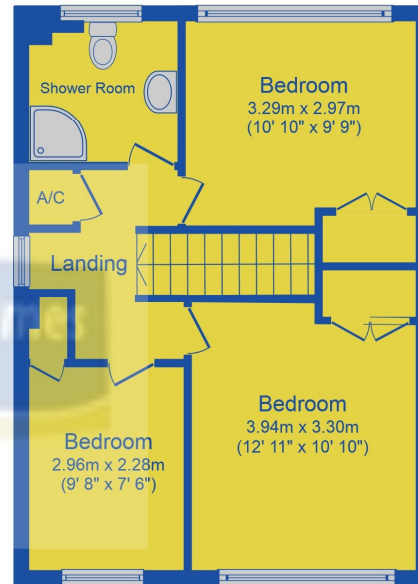
The floor plans are not to scale and are for information purposes only.





Ground Floor

Floor area 77.0 sq. m. (829 sq. ft.) approx



First Floor

Floor area 45.0 sq. m. (484 sq. ft.) approx

Total floor area 122.0 sq. m. (1,313 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property.
Plan created for Samuel James Estate Agents.

Produced by www.keyagent.co.uk

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
		61	78
England & Wales		EU Directive 2002/91/EC	

Environmental Impact Rating		Current	Potential
Very environmentally friendly - lower CO2 emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO2 emissions			
		58	76
England & Wales		EU Directive 2002/91/EC	