



COPSE AVENUE
CAVERSHAM • RG4 6LX

HASLAM'S
1838
COLLECTION



INTRODUCING

COPSE AVENUE

CAVERSHAM • RG4 6LX

£795,000

Approached via an in-and-out driveway, this detached family home on Copse Avenue offers well-appointed accommodation with the valuable benefit of a separate annexe.

Set within a mature plot extending to approximately 0.22 acres, the property enjoys a private rear garden, extending to around 80 feet.

The house has been thoughtfully extended over the years and now offers an excellent opportunity for an incoming purchaser to further enhance the accommodation.

The ground floor comprises a generous open-plan living and dining room, leading through to a conservatory, together with a kitchen/breakfast room.

Upstairs, there are four bedrooms and a family wet room. A separate annexe, which provides a double bedroom, living room, kitchen and shower room, offers flexible accommodation that could suit a dependent relative, home-working requirements or potentially provide a rental opportunity, subject to the necessary consents.

The garage has been adapted to create a useful utility room, while an adjoining carport and generous driveway provide ample off-road parking for multiple vehicles.

Copse Avenue is a highly desirable residential setting and is particularly popular with families, with excellent schooling and convenient access to both Caversham, Reading town centre and the Thameside villages of Sonning and Henley-on-Thames.



IN A NUTSHELL

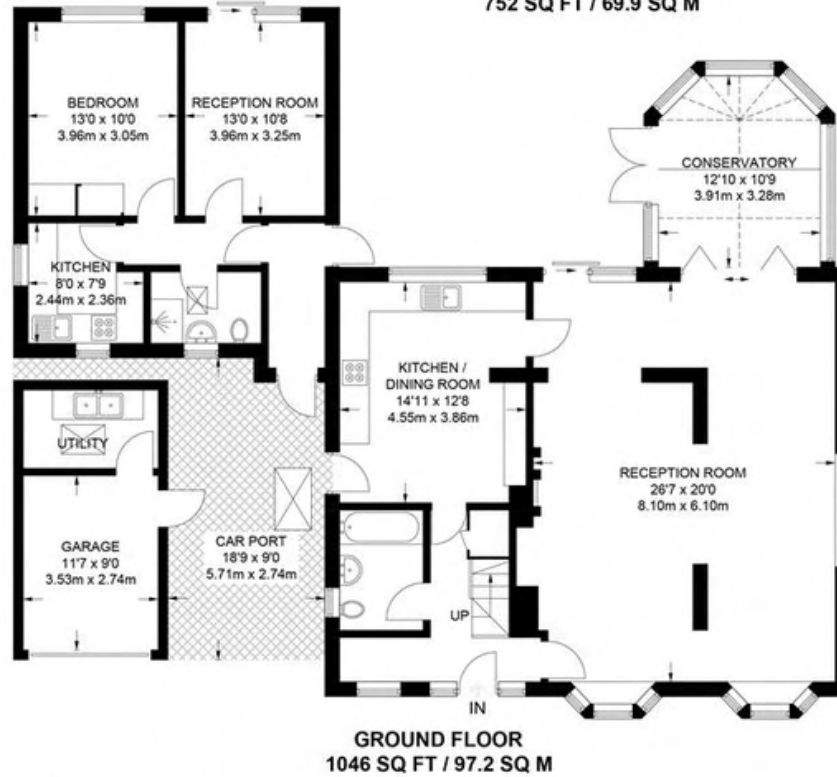
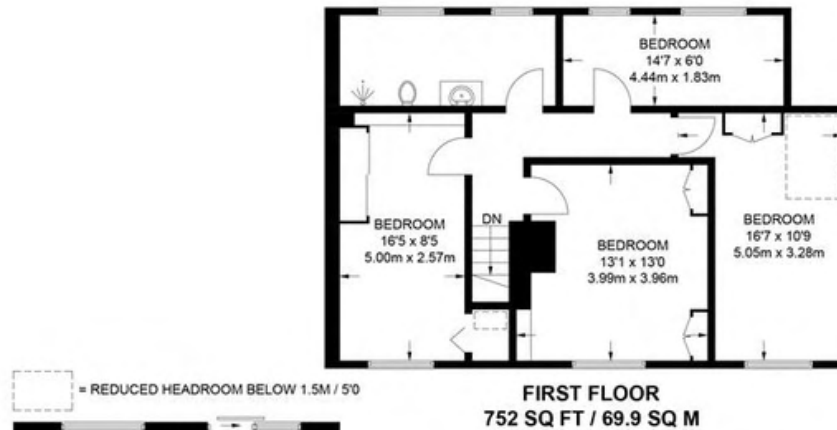
Bedrooms 5 Reception Rooms 4

Bathrooms 3 Parking Spaces 5









APPROXIMATE GROSS INTERNAL AREA = 1798 SQ FT / 167.1 SQ M
OUTBUILDINGS = 594 SQ FT / 55.2 SQ M
TOTAL= 2392 SQ FT / 222.3 SQ M

This plan has been drawn for illustrative and identification purposes only.

ADDITIONAL INFORMATION:

Parking

The property has a brick-paved 'In and Out' driveway with parking for multiple vehicles with a garage and carport.

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – gas central heating

Broadband Connection:

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers visit the “Broadband and mobile coverage checker” page on the Ofcom website

EPC Rating: C



AREA GUIDE CAVERSHAM

Transport

Caversham Heights is well placed for commuting and wider travel, with convenient access to the M4 motorway, providing links to Heathrow Airport and Reading town centre.

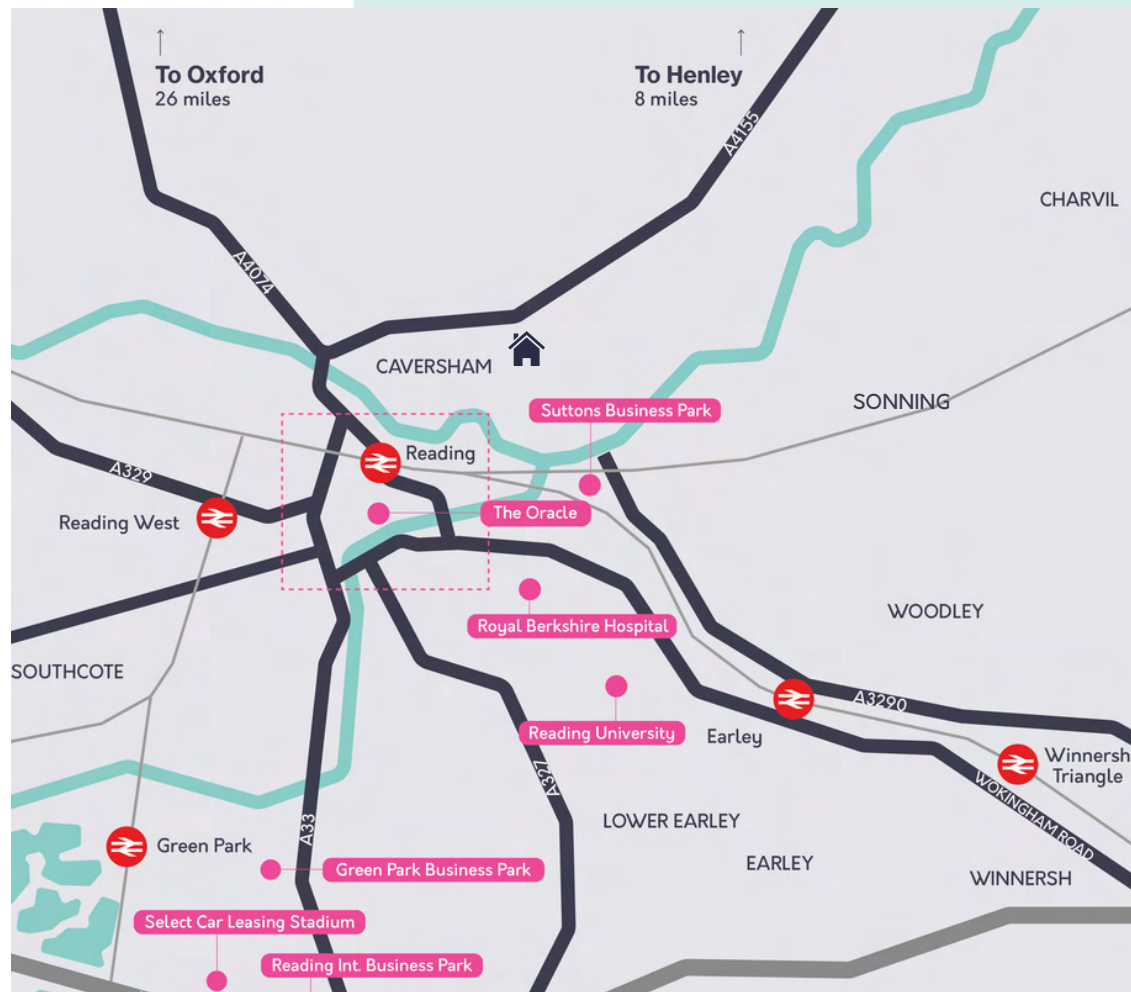
Reading mainline station is easily accessible and offers fast, direct services to London Paddington, along with Elizabeth Line connections serving central London and beyond.

Schooling

The area is particularly well regarded for its excellent choice of state and independent schools, both at junior and senior levels. These include The Heights Primary School, St Anne's Catholic Primary School and Highdown School.

Shopping & Leisure

Caversham Heights enjoys close proximity to the amenities of Caversham and Reading town centre, offering a wide range of shops, cafés, restaurants and everyday services. Leisure opportunities are plentiful, with access to the River Thames and Thames Path for walking and cycling and a variety of golf courses and leisure centres within easy reach.



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