

30, Oakley Road, Reading, RG4 7RL

£695,000

An Edwardian semi-detached house set within a sought-after address in Caversham Heights, extended to provide generous accommodation across three floors. The plan has been carefully arranged to suit family life, with five bedrooms and a series of well-proportioned living spaces. A front-facing sitting room retains a fireplace, while a separate dining room opens directly onto the garden. To the rear, a 19ft kitchen and breakfast room forms the centre of the home, with a direct relationship to the outside space. A ground-floor wet room with WC adds further practicality. The rear garden extends to approximately 130ft, offering a rare sense of scale and privacy, well suited to both everyday use and entertaining. To the front, off-street parking is provided for 1 car with a shared driveway leading to a 20ft timber garage. The house is well positioned for local amenities, with easy access to Caversham centre and a range of well-regarded schools, including Caversham Primary and The Heights. Reading town centre and the mainline station are within convenient reach, offering fast connections into London. This home is offered to the market with no onward chain.









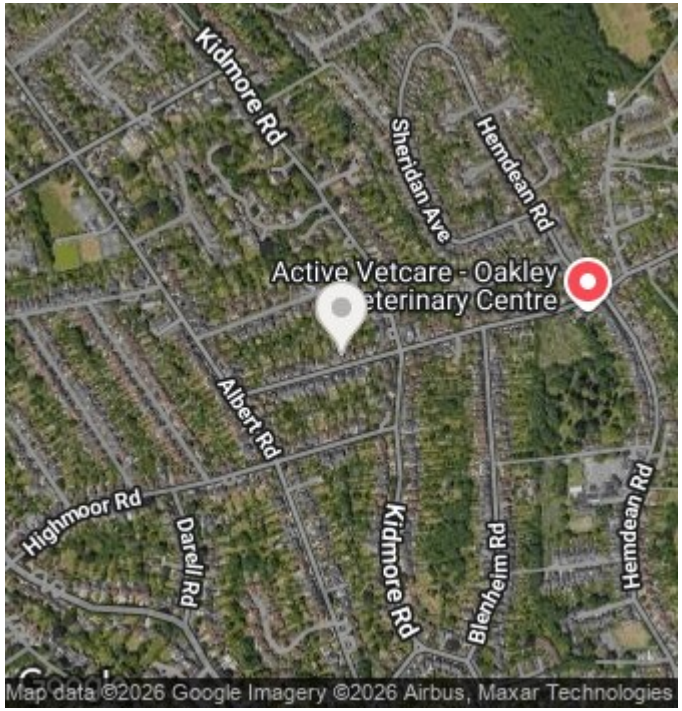




- 5 bedrooms
- Living room with fireplace
- Dining room with double doors to garden
- 19' kitchen-breakfast room; Ground floor wet room with WC
- Established and private 130' garden
- No onward chain



Council tax band D
Council- RBC















Garden
Extending to approximately 130' the garden incorporates a brick paved patio with a side gate access to the shared driveway and timber garage and the brick paved path leads under an arch to a further area of patio that abuts a lawned garden. There is a summer house in need of attention at the rear of the garden.

Additional information:
Parking
The property has off road parking for 1 vehicle with a shared driveway leading to a timber garage.

Property construction – Standard form
Services:
Gas - mains
Water – mains
Drainage – mains
Electricity - mains
Heating - Gas central heating

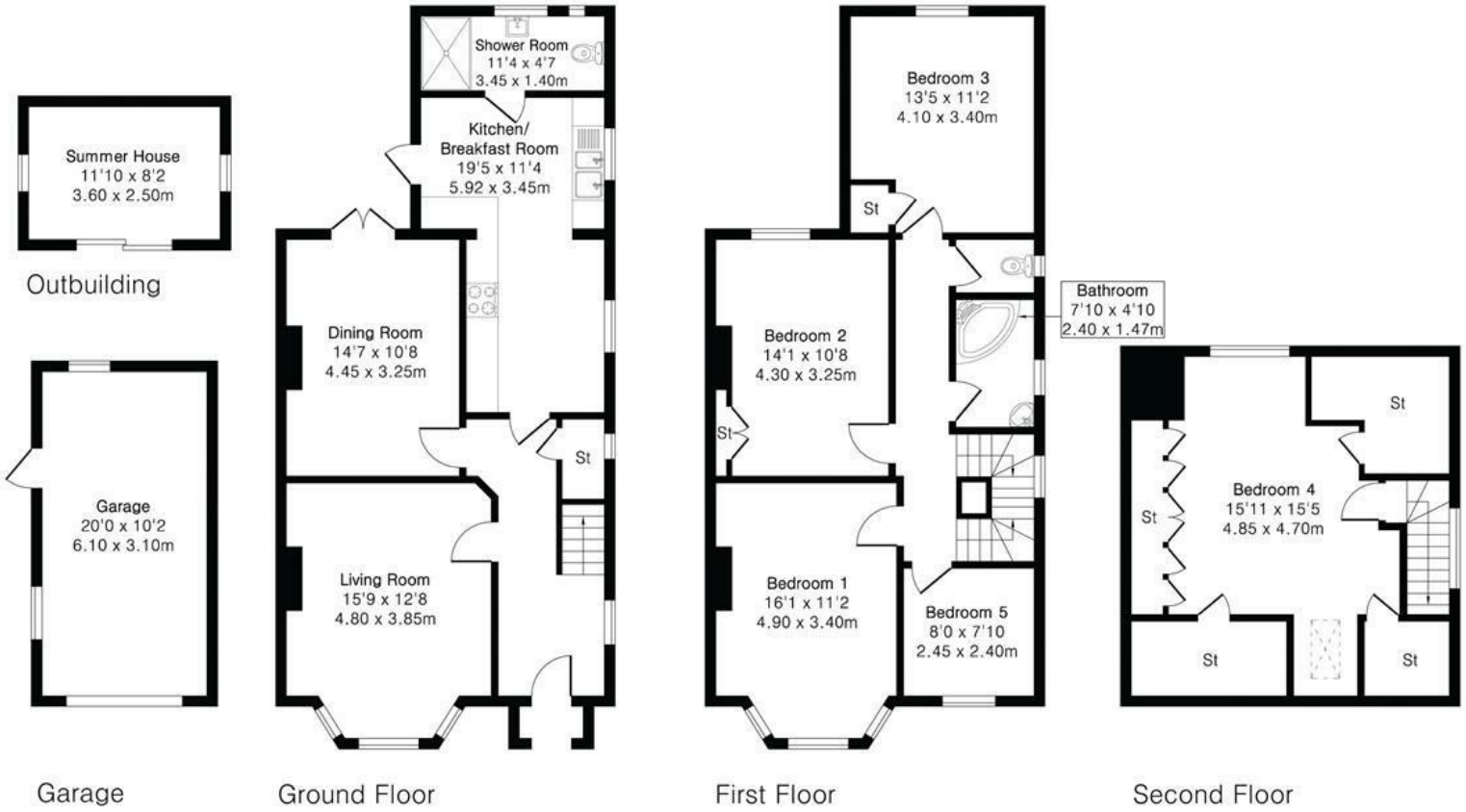
Broadband connection available (information obtained from Ofcom):
Ultrafast – Fibre to the premises (FTTP)

Mobile phone coverage
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site “Broadband and mobile coverage checker”

Probate
The sale of the property is subject to the executors obtaining the Grant of Probate, the application was submitted in April.

Approximate Gross Internal Area 2166 sq ft - 202 sq m
(Including Garage & Outbuilding)

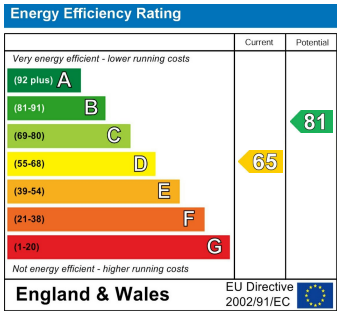
Ground Floor Area 727 sq ft – 68 sq m
First Floor Area 727 sq ft – 68 sq m
Second Floor Area 411 sq ft – 38 sq m
Garage Area 204 sq ft – 19 sq m
Outbuilding Area 97 sq ft – 9 sq m



PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

HASLAMS Sales



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by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.