



**Westfield Road
Caversham, Reading, Berkshire RG4 8HJ**

£850 PCM

NEA LETTINGS: A modern double room is available in this house share in the popular area of Caversham, offering easy access to Reading town centre. The room is fully furnished and includes a double ottoman bed with additional storage, a high-quality sprung mattress, desk and chair, wardrobe, bedside table, chest of drawers, and a 32-inch Smart TV. The room also benefits from both Wi-Fi and ethernet connections. The property is a professional house share with six rooms in total. Communal areas include a fully equipped kitchen and a shared garden. EPC Rating E.

DISCLAIMER: These particulars are a general guide only, they do not form part of any contract. Video content and other marketing material shown are believed to be an accurate and fair representation of the property at the time the particulars were created. Please ensure you have made all investigations, and you are satisfied that all your property requirements have been met if you make an offer without a physical viewing.

Westfield Road, Reading, Berkshire RG4 8HJ

- NEA Lettings
- Room in shared house
- Furnished
- Communal garden
- EPC Rating E
- Reading
- Ensuite
- Communal kitchen - washing machine
- Bills included in monthly rental
- Available 18th April

Room Five

Situated on the 1st floor in the centre of the property, this bedroom enjoys lovely garden views and a bright airy ambiance. Featuring modern bathroom, high quality fixtures and contemporary fittings, it offers an ideal balance of comfort and elegance.

En Suite

The modern en-suite bathroom includes a vanity unit for storage, heated towel rail and vanity mirror.

Kitchen

The spacious kitchen is fully equipped with an electric hob and oven with extractor, along with an integrated fridge freezer, dishwasher, and laundry facilities.

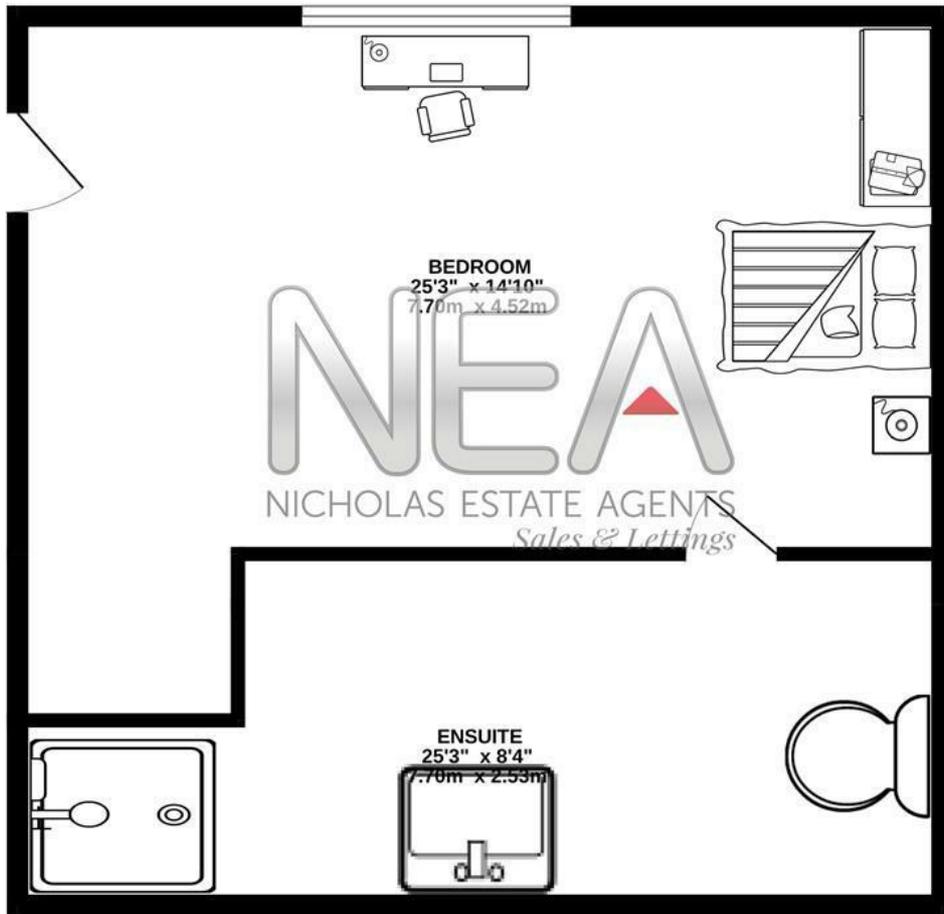
Dining Room

The property also benefits from a modern communal living and dining area, furnished with two sofas, a dining table and chairs, and a TV.

Garden

The communal garden is spacious and finished with pebbles, and includes outdoor furniture for tenants to enjoy.

FIRST FLOOR



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 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	79
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	
Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	52
(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	
EU Directive 2002/91/EC	
England & Wales	

