



Upper Warren Avenue Caversham, Reading, RG4 7EB

£3,500 Per Calendar Month

NEA LETTINGS: Situated on one of Caversham's most prestigious tree-lined roads, this impressive four-bedroom detached family home offers spacious and well-presented accommodation. This property is ideal for family living and is available furnished or unfurnished to suit individual requirements. The property is currently undergoing improvements, including the renovation of upstairs bathrooms and redecoration throughout. Externally, the property benefits from a substantial wrap around garden providing excellent privacy and outdoor space.

Upper Warren Avenue is regarded as one of Caversham's most desirable residential addresses, offering an enviable combination of peaceful surroundings and excellent convenience. The nearby Mapledurham countryside provides miles of scenic walks, cycling routes and bridleways. Caversham village centre is close by, offering an excellent selection of shops, cafés and amenities, with Reading town centre and Reading mainline station providing fast rail links to London Paddington and the Elizabeth Line. A rare opportunity to rent an exceptional family home in one of Caversham's premier locations. EPC Rating: D

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. Please note that this property has a cesspit which will need to be emptied on an annual basis at the tenant cost.

Upper Warren Avenue, Reading, RG4 7EB

- NEA Lettings
- Detached house
- Furnished/Unfurnished
- Driveway parking & garage
- EPC Rating D
- Caversham
- Four/Five Bedrooms
- Large wrap around private garden
- Council tax band G
- Available 12th August 2026

Entrance Hall

A welcoming entrance hall with wooden floor, doors to kitchen, living room, cloakroom and study, staircase.

Living Room

Front-facing living room with wooden floors and windows overlooking the front garden. With an open flow into the dining room, offering a spacious and versatile living area.

Dining Room

The dining room is open to the living room with wooden floors, large window overlooking the garden and door to kitchen.

Study/Bedroom Five

A versatile ground floor room, ideal for use as a home office, study or fifth bedroom

Ground Floor Cloakroom

Ground floor cloakroom featuring a low-level W/C and wash hand basin

Kitchen

Spacious rear-facing kitchen overlooking the garden, complete with an electric hob, extractor hood, fridge/freezer, ample cupboard and worktop space, and a useful built-in storage cupboard, ideal for use as a pantry.

Utility Room

Well-equipped utility room fitted with a wash hand basin, washing machine, a range of storage cupboards, and direct access to the rear garden

Landing

The carpeted 1st floor landing has doors to all bedrooms and bathroom.

Bedroom One

Large front-facing carpeted main bedroom featuring a built-in wardrobe, door to dressing room.

Bedroom One ensuite and dressing room

The dressing room is accessed from the main bedroom with a window overlooking the rear garden, door to ensuite which is currently being renovated.

Bedroom Two

Spacious carpeted double bedroom at front of property with fitted wardrobes and ample natural light.

Bedroom Three

Spacious carpeted double bedroom at front of property with a built-in wardrobe, offering plenty of storage.

Bedroom Four

Spacious double carpeted rear-facing bedroom with built-in wardrobe space.

Family Bathroom

A newly refurbished family bathroom with modern fittings and a fresh, contemporary finish.

Upstairs WC

A convenient upstairs WC

Garage

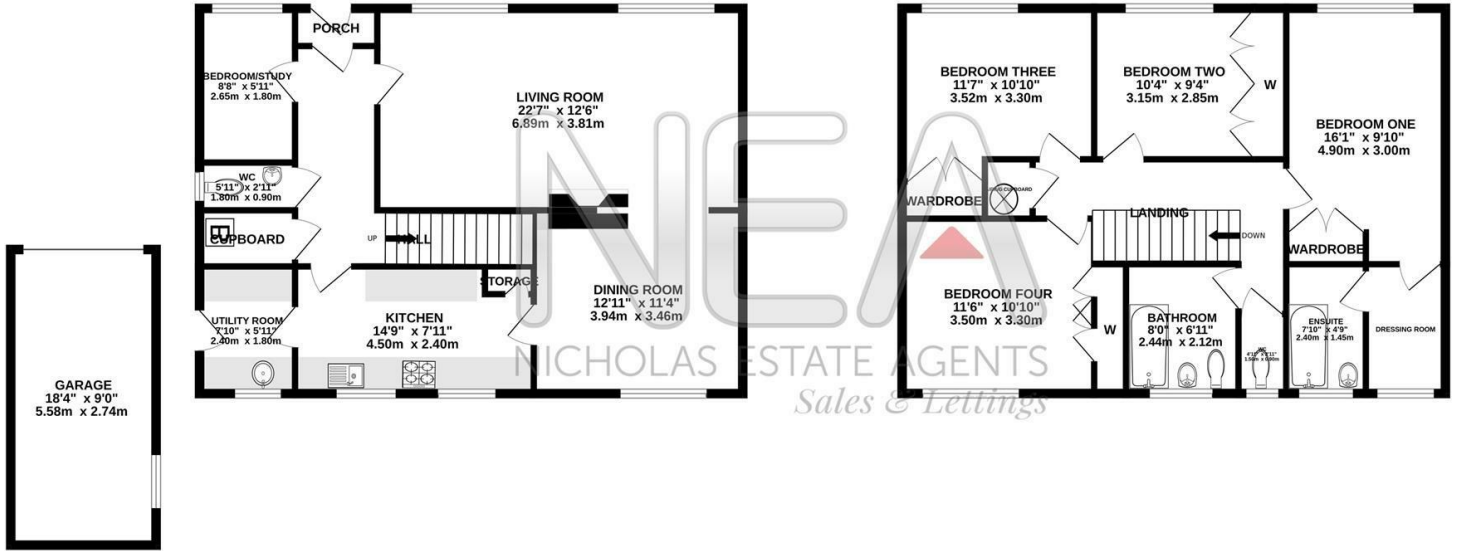
Spacious garage providing ample room for parking and storage.

Garden

Substantial wrap around garden, long front garden with drive offering plenty of privacy. To the rear is a mature private garden, providing a generous outdoor space.

GROUND FLOOR
956 sq.ft. (88.8 sq.m.) approx.

1ST FLOOR
801 sq.ft. (74.4 sq.m.) approx.



TOTAL FLOOR AREA : 1757 sq.ft. (163.2 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 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		83
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(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		
England & Wales EU Directive 2002/91/EC		

