



**Maytree Walk
Caversham, Reading, Berkshire RG4 6LZ**

£2,100 Per Calendar Month

NEA LETTINGS: Situated in a quiet cul-de-sac is this well-presented, modern three-bedroom family home, presented in excellent condition and benefiting from a West facing rear garden, single garage and driveway parking. The ground floor offers a spacious entrance hall with useful understairs storage and a cloakroom, a modern fitted kitchen and a particularly good-sized living/dining room overlooking the rear garden. Upstairs are three double bedrooms, with the principal bedroom having the added benefit of an en-suite shower room, together with a family bathroom. Outside, the property has a well-maintained private rear garden with side access, while to the front there is driveway parking leading to a single garage. EPC RATING C.

DISCLAIMER: These particulars are intended as a general guide only and do not form part of any contract or offer. Whilst every effort has been made to ensure the accuracy of the information provided, NEA Lettings cannot guarantee that all details are complete or free from error. Any photographs, videos, floor plans and other marketing material are believed to provide a fair representation of the property at the time they were produced. If you choose to make an offer without first undertaking a physical viewing, you should ensure that you have carried out all necessary investigations and are satisfied that the property meets your requirements before proceeding.

Maytree Walk, Reading, Berkshire RG4 6LZ

- NEA Lettings
- Modern mid terrace
- Unfurnished
- Single garage
- EPC Rating C
- Caversham
- Three Bedrooms
- Enclosed rear garden
- Council tax band D
- Available 4th November

Entrance hall

A large entrance hall with wooden floors, doors to all rooms, staircase to 1st floor.

Cloakroom



A convenient cloakroom with a frosted window to the front, fitted with a WC and wash hand basin.

Kitchen



A modern kitchen with a window overlooking the front driveway, offering plenty of storage and generous workspace. Integrated appliances include a four-ring gas hob with extractor, electric oven, fridge/freezer, dishwasher and washing machine. The boiler is housed in a cupboard within the kitchen.

Living/Dining room

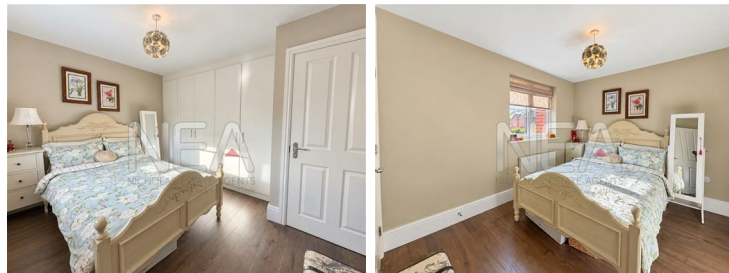


A spacious living/dining room with wooden flooring, a large understairs storage cupboard and sliding doors opening onto the garden, offering a lovely outlook over the garden.

Landing

The first-floor landing provides access to all bedrooms and the family bathroom, with the added benefit of a useful storage cupboard.

Bedroom One



Bedroom one is positioned at the front of the property and features wooden flooring, with a bank of built-in wardrobes running along one wall. A door leads to the en-suite shower room.

Ensuite



The en-suite shower room to bedroom one features a frosted window to the front, a corner shower cubicle, WC and wash hand basin.

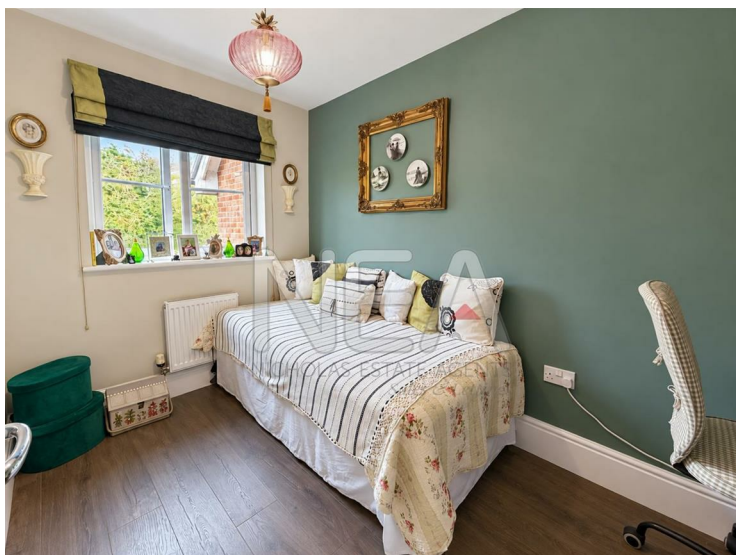
Maytree Walk, Reading, Berkshire RG4 6LZ

Bedroom Two



Bedroom two is positioned at the rear of the property and features wooden flooring, with a built-in wardrobes and storage cupboard.

Bedroom Three



Bedroom three is positioned at the rear of the property and features wooden flooring, with a useful alcove providing an ideal space for a desk or dressing table.

Garden



To the rear is a private, enclosed garden with a patio area immediately outside the house, leading onto a lawn with well-established borders. There is also convenient side access, providing useful access to the garden.

Bathroom

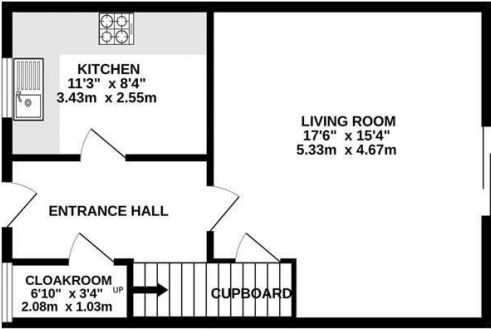


The family bathroom is fitted with a bath with shower over, WC and wash hand basin, together with a useful mirrored storage cupboard.

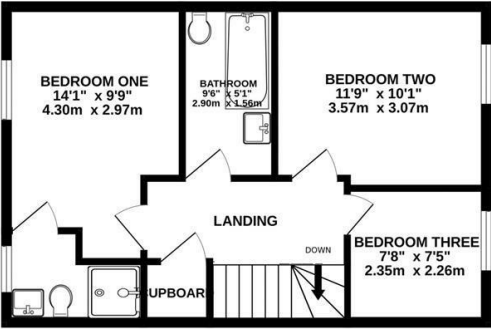
Garage

To the front of the property is a single garage, with additional off-road parking available on the driveway in front of the garage

GROUND FLOOR
632 sq.ft. (58.7 sq.m.) approx.



1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 1096 sq.ft. (101.9 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.
Made with Metropix ©2026

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

