



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

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- NEA Lettings
- Detached house
- Furnished/Unfurnished landlord is flexible
- Driveway parking & garage
- EPC Rating D
- Caversham
- Four/Five Bedrooms
- Large wrap around private garden
- Council tax band G
- Available 1st October

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

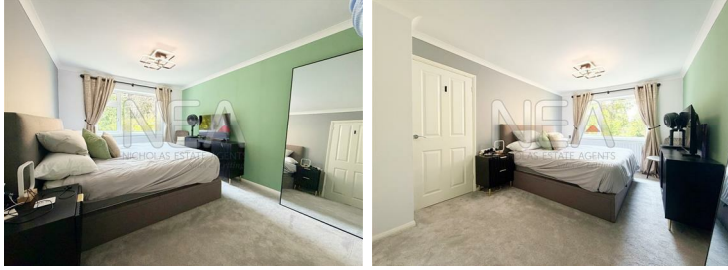
Well-equipped utility room fitted with a wash hand basin, washing machine, a range of storage cupboards, and direct access to the rear garden

Landing

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

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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 has been newly 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.

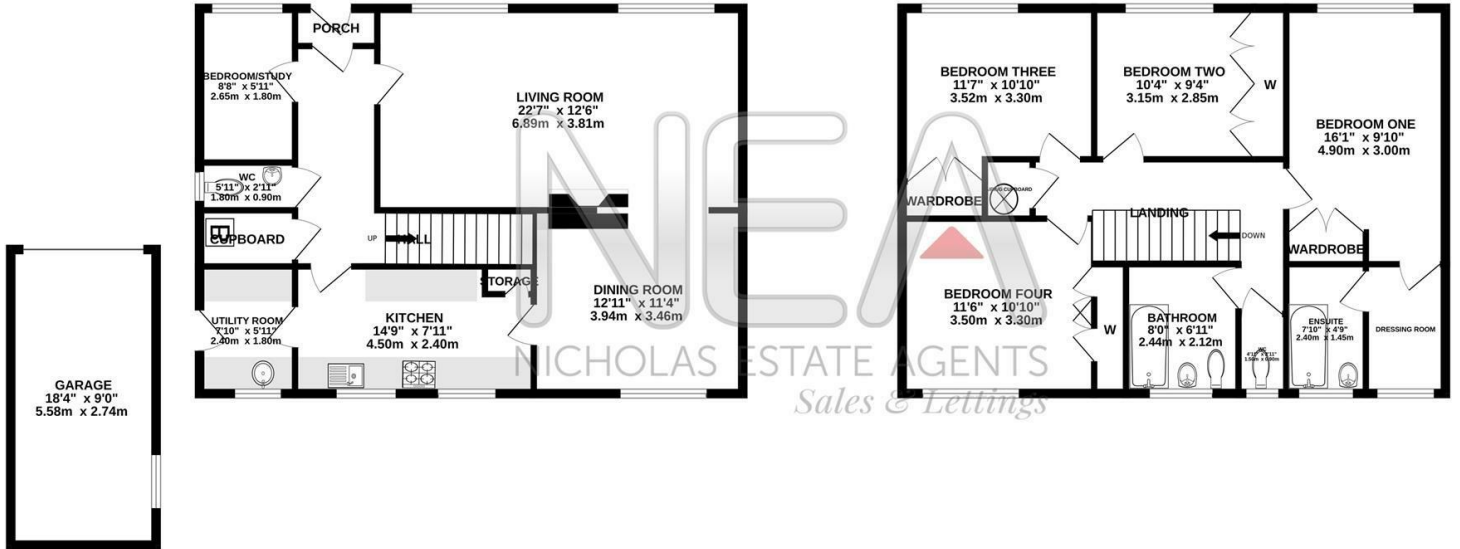
Garden



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			
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