



**Hewett Avenue
Caversham, Reading, Berkshire RG4 7EA**

£2,000 Per Calendar Month

NEA LETTINGS: A completely refurbished and brand-new throughout detached two-bedroom bungalow, finished to a high standard to create a modern and very comfortable home. Ideally located on Hewett Avenue, within a short walk of Caversham Heights Primary School and Mapledurham playing fields.

The property benefits from two double bedrooms, a large wrap-around living room, modern stylish kitchen, separate dining room, bathroom and cloakroom. Outside, there is driveway parking, a single garage and a very generous rear garden. EPC Rating TBC.

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.

Hewett Avenue, Reading, Berkshire RG4 7EA

- NEA Lettings
- Detached bungalow
- Unfurnished
- Driveway parking plus single garage
- EPC Rating TBC
- Caversham
- Two bedrooms
- Large rear garden
- Council tax band E
- Available immediately

Hallway

A carpeted hallway with doors to bedrooms, living room, kitchen, bathroom & cloakroom.

Living Room



Good-sized triple-aspect living room situated at the front of the property, with double-glazed windows providing plenty of natural light and views to the front and sides of the property.

Kitchen



A stylish, contemporary kitchen featuring elegant sage-green cabinetry, sleek worktops and integrated appliances, complemented by a striking herringbone wood-effect floor. Bright and spacious, the room benefits from generous natural light and ample storage, creating a welcoming and highly functional space.

Dining Room



Bright and spacious dining room with stylish herringbone flooring, neutral decor and French doors opening onto the garden.

Bedroom One



Generously sized double bedroom with carpeted floor, window overlooking rear garden.

Bedroom Two



A carpeted double bedroom at the front of the bungalow with a window looking out onto the driveway.

Bathroom



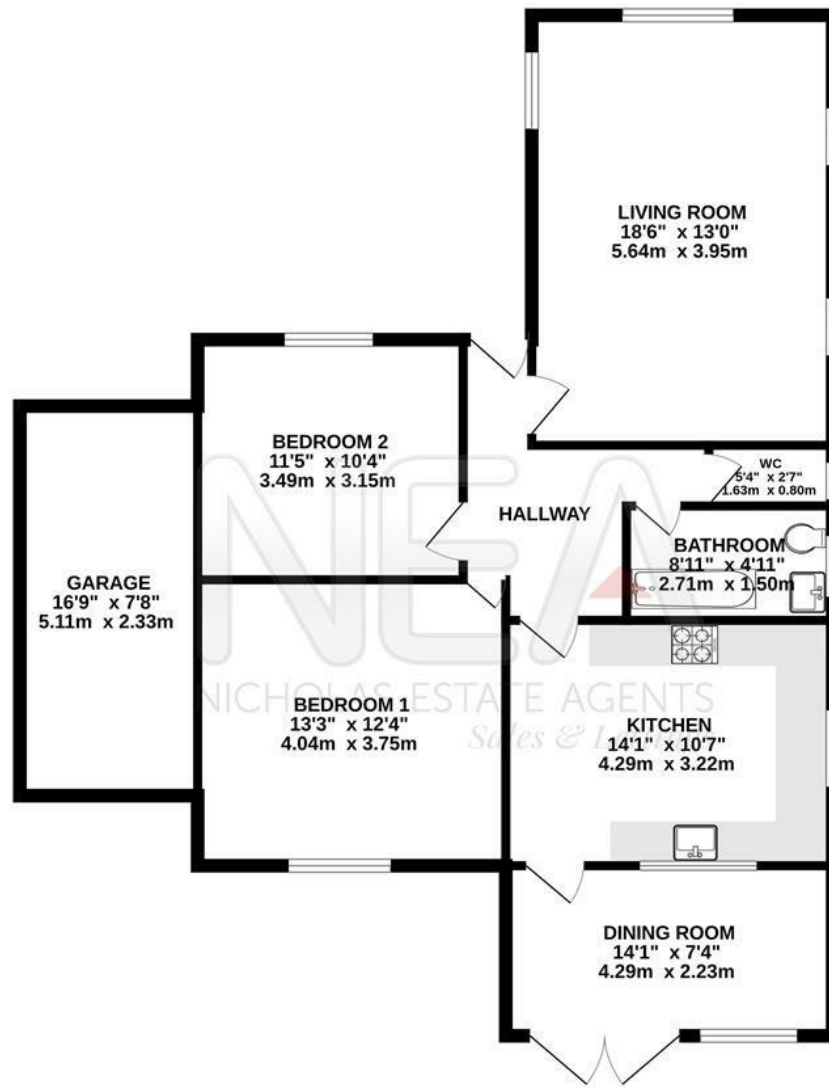
Modern bathroom featuring a full-size bath with shower over, WC, sink set within a sleek black vanity unit and striking monochrome tiles flooring.

Garden



Lovely sized garden with a patio at the front. To the rear is a large garden with patio to rear and shed for storage.

GROUND FLOOR
1031 sq.ft. (95.8 sq.m.) approx.



TOTAL FLOOR AREA : 1031 sq.ft. (95.8 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		
(81-91) B		
(69-80) C		
(55-68) D		
(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		

