



NICHOLAS ESTATE AGENTS
Sales & Lettings

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**St. Stephens Close
Caversham, Reading, Berkshire RG4 8BX**

Chain Free £575,000

CHAIN FREE: A three storey, four bedroom townhouse set in a great location with a good sized front garden and private rear garden backing onto Christchurch Meadows with views over the River Thames. The property is just a short walk from both Caversham and Reading centres, including the mainline train station. The accommodation offers an entrance hall, downstairs cloakroom, large living/dining room with patio doors leading to an enclosed private south facing low maintenance patio, kitchen, 2 family bathrooms, three double bedrooms and one single. This property benefits from solar panels and an air source heat pump that contribute to an EPC rating of A and a garage in a block. To appreciate the space on offer, please call to arrange a viewing.

St. Stephens Close, Reading, Berkshire RG4 8BX

- Easy access to central Caversham
- Direct River Thames & park views
- Three storey town house with Solar Panels and an Air Source Heat Pump.
- Two bathrooms and a guest WC
- Large living room
- Four good sized bedrooms
- Good sized kitchen
- South facing garden & separate garage
- Council tax band E

Hallway

A good size hallway with original Marley tile floor, under-stairs storage, stairs to first floor and doors to:

WC

An under stairs WC with wash hand basin and Marley floor tiles

Kitchen

15'5" x 7'5" (4.71 x 2.28)



A spacious kitchen with ample wall and base units, space for dishwasher, washing machine, fridge and freezer, oven and extractor, inset sink with window to front garden and service hatch to living room.

Living room

23'4" x 13'3" (7.13 x 4.06)



A very large, light-filled living space with original Marley tile flooring and large patio doors to garden.

First floor landing

Carpeted, stairs to second floor doors to bedrooms and cupboard containing air source heat pump

Bedroom one

14'2" x 13'9" (4.34 x 4.21)



Offering a south facing window with wide river views is this large double bedroom with built in double wardrobe and original cork tiled flooring.

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Bedroom two

10'0" x 7'1" (3.07 x 2.16)



A good sized, single bedroom with window overlooking the front of the property and built in wardrobe.

Bedroom three

13'9" x 7'7" (4.21 x 2.32)



A good sized, south facing double bedroom with original cork floor tiles and wide river views and built in wardrobe.

Shower room

7'1" x 6'5" (2.16 x 1.97)



A good sized room with walk in shower, heated towel rail, fitted vanity unit with integral WC and wash hand basin. Wood effect vinyl flooring.

Bedroom four

11'6" x 8'10" (3.52 x 2.71)



A spacious, double bedroom with window over looking the front of the property and built in wardrobe.

Top floor landing

Carpeted with doors to:

St. Stephens Close, Reading, Berkshire RG4 8BX

Bathroom

7'1" x 6'2" (2.16 x 1.88)



Family bathroom with sink, WC, bath with shower, vinyl flooring and tiled walls.

Services

Water. Mains

Drainage. Mains

Electricity. Mains and solar panels

Heating. Heat source pump

Mobile phone. The vendor is not aware of any specific restricted mobile phone coverage

Broadband. Superfast, information obtained from Ofcom

All appliances and services are untested.

Garden



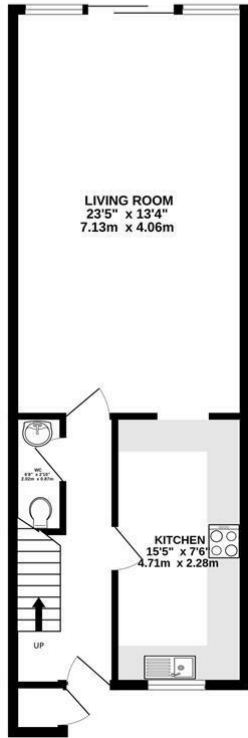
An easy maintenance garden, mostly laid to lawn with views over the park to the Thames.

Garage



Single garage in block.

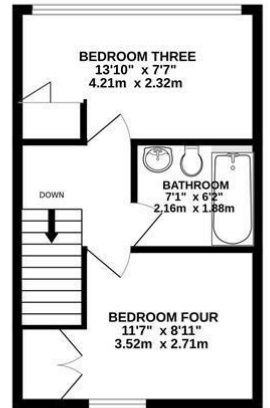
GROUND FLOOR
663 sq.ft. (61.6 sq.m.) approx.



1ST FLOOR
429 sq.ft. (39.5 sq.m.) approx.



2ND FLOOR
313 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA : 1402 sq.ft. (130.2 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		
(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		
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