



**Henley Road
Caversham, Reading, RG4 6LR**

£785,000

Set on this generous plot is this larger than expected bay fronted detached house that has been extended and retains some period features. On the first floor there are four good sized bedrooms and two bathrooms.

On the ground floor there is a bay fronted living, family room and good sized open plan kitchen/diner. In addition there is a large utility, guest WC and a garage. To the rear there is a fantastic garden that stretches approximately 200ft and a large home /office / gym. To the front there is a garage and driveway parking for several cars. To appreciate the space on offer call now to view.

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- Extended detached house
- Four bedrooms & two bathrooms
- Stylish open plan kitchen / diner
- Two reception rooms with cast iron feature fire places
- Fantastic 200ft garden
- Great sized home office / gym
- Large utility and guest WC
- Garage & driveway parking
- Council tax band E
- EPC rating C

Hallway

A good sized hallway with wood flooring, stairs to the first floor and doors to:

Living room

13'0 x 12'9 (3.96m x 3.89m)



A light and airy bay fronted room with double glazed windows to the front, carpeted and a feature fire place.

Family room

12'2 x 12'0 (3.71m x 3.66m)



A cosy room offering a feature fire place with an attractive surround, two windows to the side, double doors to the kitchen / diner and carpeted.

Kitchen / diner

21'9 x 16'4 (6.63m x 4.98m)



A modern and stylish kitchen with ample wall and base units that offers views over the fantastic garden. Wooden work surfaces with an inset sink and drainer, four ring halogen hob, extractor, double oven, dishwasher, recess for the fridge freezer and good sized 'Island' with wooden work surfaces. The kitchen area is open to a good sized dining area with double doors to the garden, Velux windows, tiled floor and a door to the utility.

Utility

14'0 x 10'6 (4.27m x 3.20m)



A larger than expected utility, ample base units with an inset sink and drainer, recess for the washing machine and dryer. Tiled floor, Velux skylight and double doors to the garden and patio.

WC

Comprising of a WC, wash hand basin and a window to the side.

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Landing



A good sized landing with a window to the side, loft access and doors to:

Bedroom one

17'9 x 12'8 (5.41m x 3.86m)



A light and airy bedroom with a window and patio doors to the 'Juliet style' balcony that offers great views over the garden. Ample space for wardrobes and a sliding door to the en-suite.

En-suite



A modern and stylish en-suite comprising of a shower, wash hand basin and WC. Tiled floor, tiled walls and and extractor.

Bedroom two

13'8 x 11'2 (4.17m x 3.40m)



Offering views to the front is this spacious bay fronted room, storage cupboard housing the hot water cylinder and space for wardrobes.

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Bedroom three

11'3 x 9'0 (3.43m x 2.74m)



A light and airy room with ample space for wardrobes, a window to the side and a Velux skylight.

Bedroom four

7'10 x 7'6 (2.39m x 2.29m)



Offering views to the front is this good sized room, wood flooring and space for wardrobes.

Bathroom

12'1 x 6'4 (3.68m x 1.93m)



A great sized bathroom comprising of a 'jacuzzi' style bath, separate shower, wash hand basin and WC. Part tiled walls and a frosted window to the side.

Garden



A fantastic garden that stretches approximately 200ft that is perfect for summer entertaining. Directly accessed from the house there is a paved patio area with a pergola style seating area that is perfect for those summer BBQ's. The main garden is laid to lawn with shrub borders and fruit trees. To the rear there is an area that is fenced off and has several chicken coups and a small pond.

Home office / gym

33'4 x 12'6 (10.16m x 3.81m)



A great space that offers flexibility, wood flooring, Velux skylights, patio doors to the patio, windows to the garden and a further door to the garden.

Garage

17'7 x 10'6 (5.36m x 3.20m)

A good sized garage accessed from the utility and housing the boiler.

Services

Water. Mains

Drainage. Mains

Electricity. Mains

Heating. Gas

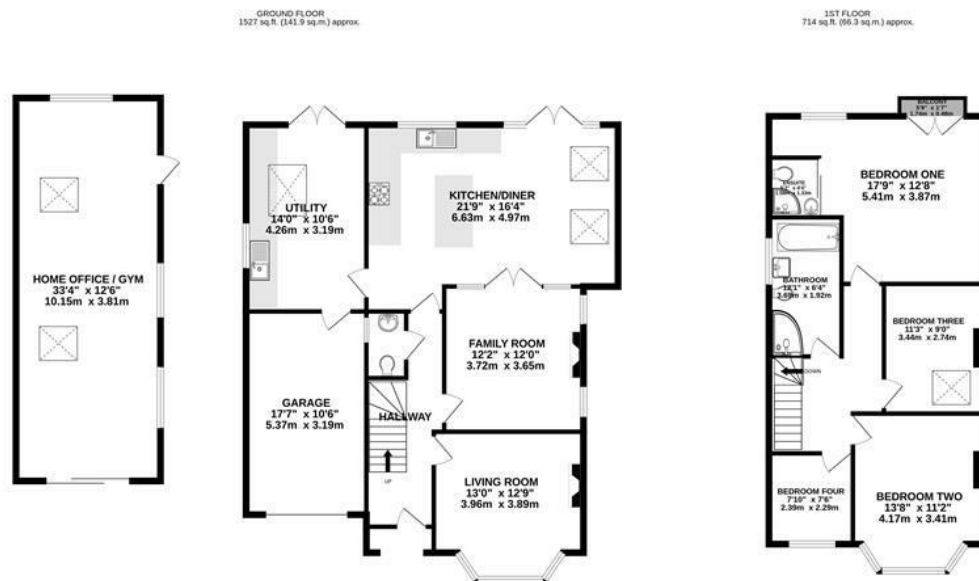
Appliances: All the appliances are untested

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

Broadband. Ultrafast, obtained from Ofcom

Plot boundry





TOTAL FLOOR AREA : 2242 sq.ft. (208.2 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 EU Directive 2002/91/EC		

