



**Mayfield Drive
Caversham, Reading, RG4 5JT**

Chain Free £550,000

SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS: Set within this quiet area of Caversham that offers easy access to the center of Reading and Reading mainline station with its fast links to London is this stylish semi detached house. The property boasts three good sized bedrooms, stylish four piece bathroom and numerous period features on the first floor. On the ground floor there is a bay fronted living room, dining room, modern kitchen, WC and a utility. To the rear there is a good sized garden with view's over the allotments and side access. To the front there is driveway parking and a garage. To appreciate the space on offer call now to view.

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- Chain free stylish bay fronted semi detached house
- Three good sized bedrooms
- Two reception rooms & period features
- Stylish bathroom and downstairs WC
- Council tax band D
- Garage and driveway parking
- Potential to extend (STP)
- Modern kitchen and utility features
- Larger than expected south west facing garden
- EPC rating D

Hallway

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

Living room

14'10 x 12'10 (4.52m x 3.91m)



A light and airy room with a double glazed bay window to the front, stripped wood flooring and double doors to the dining room

Dining room

13'3 x 10'11 (4.04m x 3.33m)



Offering views over the attractive garden is this good sized room, stripped wood flooring and doors to the living room.

Kitchen

10'2 x 8'3 (3.10m x 2.51m)



A good sized kitchen with ample wall and base units. Roll top work surfaces with an inset sink and drainer, recess for 'Rangemaster' oven and hob, extractor, dishwasher and recess for the fridge freezer. Tiled floor, widow to the side, doors to the utility, WC and garden.

WC

Comprising of a WC, corner sink, tiled floor and a window to the side.

Utility area

Recess for the washing machine, wall mounted boiler and space for the water softener. Tiled floor and loft access.

Landing

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

Bathroom

8'8 x 5'8 (2.64m x 1.73m)



A stylish four piece bathroom comprising of a 'claw style' roll top bath with mixer tap, shower cubical, WC and a wash hand basin. Tiled floor, part tiled walls, chrome heated towel rail and a window to the side.

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Bedroom one

13'9 x 13'5 (4.19m x 4.09m)



Offering views over the rear garden and allotments is this great sized room. There is a cast iron feature fire place, ample space for wardrobes and carpeted.

Bedroom two

14'11 x 11'5 (4.55m x 3.48m)



A light and airy room with a bay window to the front, stripped wood flooring and ample space for wardrobes.

Bedroom three

8'8 x 7'11 (2.64m x 2.41m)



Offering views to the front is this good sized room, carpeted and a fitted cupboard.

Garden



A fantastic south west facing garden that is mainly laid to lawn with shrub borders. To the rear there is a patio area and feature pond. To the side there is access to the front and garage.

Garage

17'8 x 9'4 (5.38m x 2.84m)

A good sized garage with an inspection pit. Driveway parking to the front for several cars.

Services

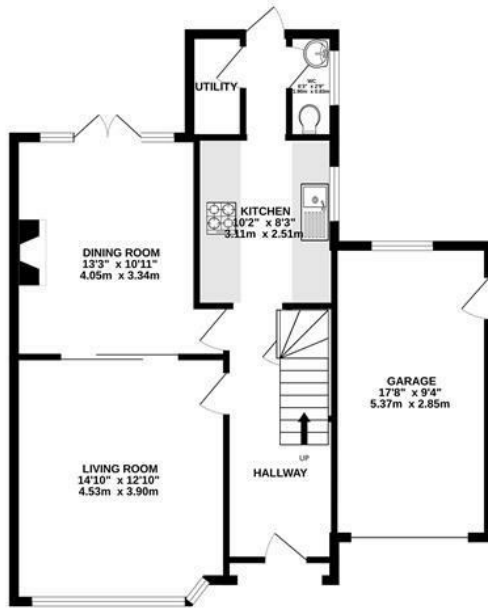
Water. Mains
Drainage. Mains
Electricity. Mains
Heating. Gas

Appliances: All the appliances are untested

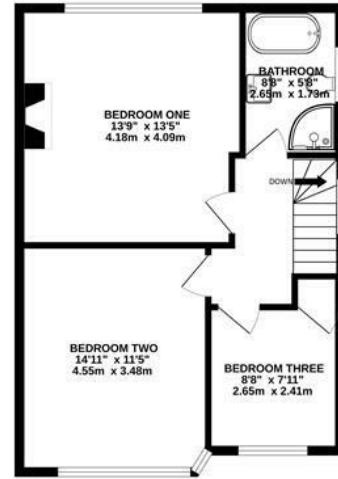
Mobile phone. The vendor is not aware of any specific restricted mobile phone coverage

Broadband. Superfast, obtained from Ofcom

GROUND FLOOR
746 sq.ft. (69.3 sq.m.) approx.



1ST FLOOR
526 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA : 1272 sq.ft. (118.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 C3002

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		
	63	74
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		
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