NICHOLAS ESTATE AGENTS
Sales & Lettings
7 Prospect Street, Caversham, Reading, RG4 8JB Tel: 0118 948 4040









Meadow Way
Caversham, Reading, RG4 5LY

Chain Free £469,995

Set within this quiet area of Caversham offering easy access to the center of Reading and Reading train station with the fast links to London is this recently redecorated modern town house. The property is laid out over three floors and boasts three double bedrooms, two bathrooms (one ensuite) on the upper floors. On the ground floor there is a good sized living room, modern separate fitted kitchen and a guest WC. To the rear there is an easy to maintain garden and to the front there off road parking (unallocated). To appreciate the space on offer call now to view.

Meadow Way, Reading, RG4 5LY

- Chain free house in Caversham
- Three double bedrooms
- Two modern bathrooms (one ensuite)
- Recently redecorated throughout
- Good sized living room with wood effect flooring
- Modern separate fitted kitchen
- Easy to maintain garden
- Off road parking (unallocated)
- EPC rating C
- Council tax band D

Hallway



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

WC



Comprising of a WC and wash hand basin

Living room
15'4 x 15'5 (4.67m x 4.70m)



A good sized 'L' shaped living room with wood effect flooring, a double glazed window and patio doors to the attractive garden.

Kitchen
9'11 x 8'8 (3.02m x 2.64m)



A modern kitchen with ample wall and base units, roll top work surfaces with an inset sink and drainer, four ring gas hob, double oven, extractor, fridge/freezer, washing machine and dishwasher. Tiled floor, splashbacks and a good sized window to the front.

Meadow Way, Reading, RG4 5LY

first floor landing



Carpeted, airing cupboard, stairs to the top floor and doors to:

Bedroom two
13'3 x 8'4 (4.04m x 2.54m)



A good sized room with two windows over looking the attractive garden, carpeted and ample fitted wardrobes.

Bathroom
8'7 x 6'11 (2.62m x 2.11m)



A modern bathroom comprising of a panelled bath with a wall mounted shower, wash hand basin, WC, tiled floor and part tiled walls.

Bedroom three
10'0 x 8'7 (3.05m x 2.62m)



Offering views to the front is this light and airy carpeted bedroom with ample space for wardrobes.

Top floor landing
Carpeted and a door to bedroom one.

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Bedroom one
11'8 x 11'7 (3.56m x 3.53m)



A great sized room with a double glazed window to the front, carpeted, loft access, a good sized walk in wardrobe and a door to the ensuite.

En suite
9'5 x 5'10 (2.87m x 1.78m)



A great sized modern bathroom comprising of a shower, wash hand basin, WC, tiled floor and part tiled walls and a Velux window to the rear.

Garden



An easy to maintained garden that has two decked area, raised planter flower beds and an area laid with artificial grass. There is gate for rear access.

Views to rear



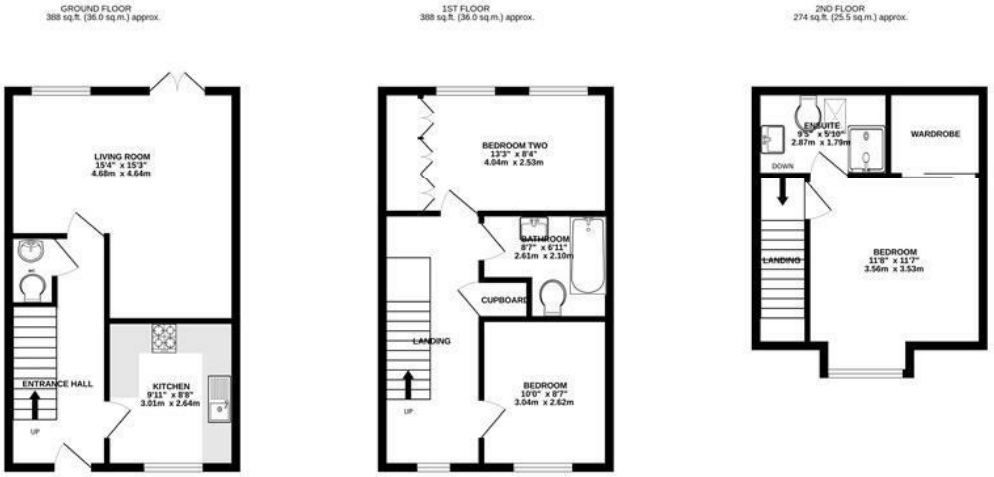
View over rear communal gardens

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

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

Broadband. Superfast, information obtained from Ofcom

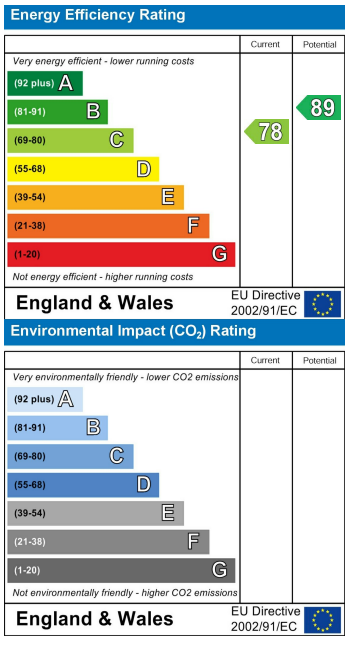
Estate charge
Estate charge: £285 PA

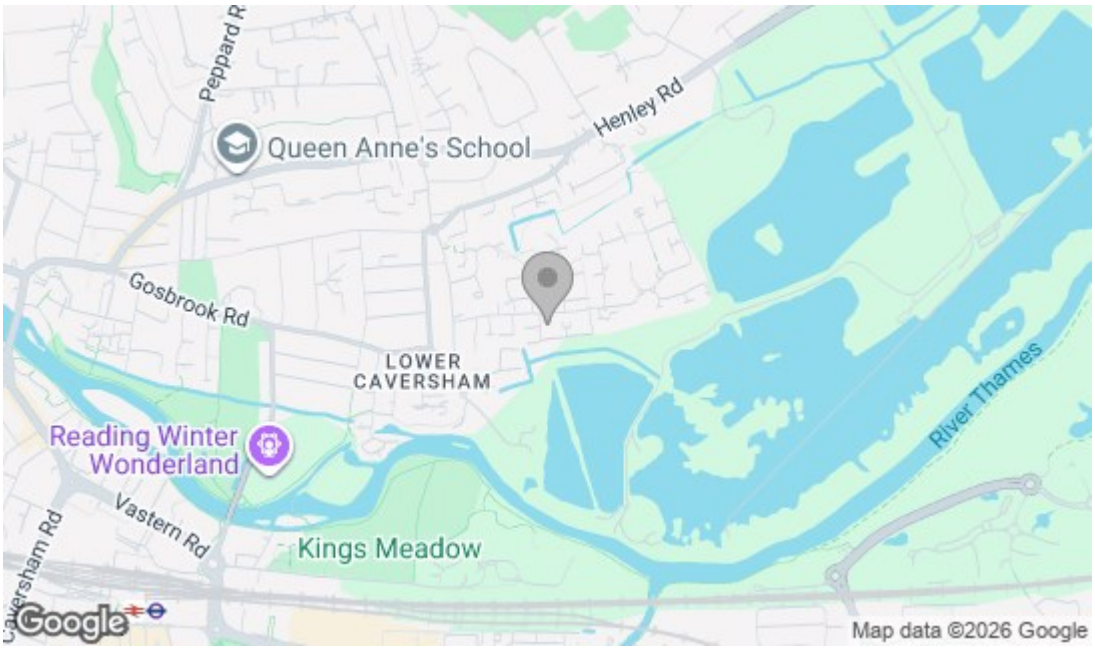


132 MEADOW WAY

TOTAL FLOOR AREA : 1050 sq.ft. (97.5 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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