



**Abingdon Drive
Caversham, Reading, RG4 6SE**

£625,000

Set within this sought after area of Caversham Park Village that is only moments from Clayfield Copse and the picturesque South Oxfordshire countryside is this extended detached house. The property boasts five double bedrooms, large landing and two modern bathrooms on the first floor. On the ground floor there is a great sized living room, 22' kitchen/diner, guest WC and a family room. To the rear there is an easy to maintain garden with rear access. To the front there is a good sized paved garden, driveway parking and several sheds. To appreciate the space on offer call now to view.

Abingdon Drive, Reading, RG4 6SE

- Five double bedroom • Two bathrooms and a guest WC
- detached house
- Easy reach of Clayfield Copse and the south Oxfordshire countryside
- 22' Kitchen/diner
- Driveway parking and garage
- EPC rating C
- Light and airy family room
- Good sized front and rear garden
- Council tax band E

Porch

6'9 x 4'8 (2.06m x 1.42m)

A good space with room for boot and coat storage with a built in cupboard and double doors to the kitchen.

Kitchen / diner

22'10 x 8'8 (6.96m x 2.64m)



A spacious kitchen with tiled floor, plenty of base and eye level units, ample work surfaces, space for a fridge, freezer, oven and washing machine, an inset one and a half sink with drainer under the large window overlooking the garden.

Family room

15'0 x 8'4 (4.57m x 2.54m)



A comfortable and warm family room with laminate flooring double doors leading to the garden.

Living room

22'11 x 18'5 (6.99m x 5.61m)



A large, dual aspect living room with triple built in cupboards, doors to the WC and stairs, laminate flooring and large windows to both the front and rear gardens

WC

WC with tiled floor, WC, sink and frosted window to the side of the property.

Landing

Large carpeted landing with plenty of light from window above the stairs and doors leading to the bedrooms and bathroom.

Bedroom one

12'2 x 10'3 (3.71m x 3.12m)



Large double bedroom with laminate flooring, two built in double wardrobes and a large window overlooking the front garden.

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Bedroom two

12'2 x 10'1 (3.71m x 3.07m)



A good sized, double bedroom with laminate flooring, built in wardrobe and a good sized window overlooking the rear garden.

Bedroom three

10'6 x 8'11 (3.20m x 2.72m)



A good sized, carpeted double bedroom with built in wardrobe and window overlooking the front garden.

Bedroom four

8'8 x 8'7 (2.64m x 2.62m)



Good sized bedroom with window overlooking the front garden.

Bedroom five

11'2 x 8'4 (3.40m x 2.54m)



Spacious bedroom with window overlooking the rear garden.

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Bathroom

8'8 x 6'10 (2.64m x 2.08m)



Light and airy bathroom with WC, bath with shower, sink, Airing cupboard, heated towel rail and large window overlooking the rear garden.

Shower room

6'9 x 6'5 (2.06m x 1.96m)



Modern shower room with tiled floor, shower, WC, sink and frosted window to the rear of the property.

Garage

12'6 x 8'4 (3.81m x 2.54m)

Integral single garage with plenty of storage space.

Rear garden



Neat and orderly, modern garden, mostly paved and gravelled with plenty of patio space and room for entertaining.

Front garden



With gated parking, the front garden provides lots of additional patio space for barbecues along with a workshop and shed, both with power

Services

Water. Mains

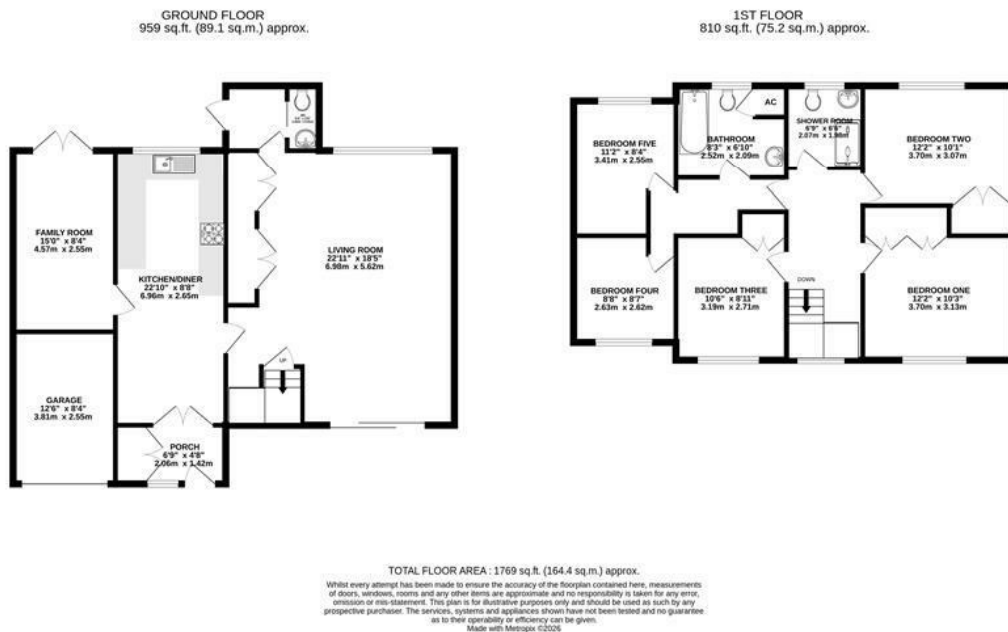
Drainage. Mains

Electricity. Mains

Gas. Mains

Broadband. Ofcom-Ultrafast. Information obtained from Ofcom

Mobile phone: The owners are not aware of any mobile coverage restrictions.



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		
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