



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

£475,000

CHAIN FREE: Set within this sought after area of Caversham is this spacious, three bedroom, two bathroom semi-detached property that has been greatly improved and extended to the side. The property is positioned in a highly sought after residential road, conveniently located for both Caversham centre and Reading mainline train station. There is a great sized open plan kitchen/diner with Bi fold doors, light and airy living room, utility, south facing garden and driveway parking for several cars. To appreciate the space on offer call now to view.

Mayfield Drive, Reading, Berkshire RG4 5JT

- Chain free
- Two stylish bathrooms
- Three Bedrooms
- Off Road parking and driveway
- Council Tax Band D
- Bright living room with feature fire place
- 27ft Open plan Kitchen/Diner
- South facing garden
- Extended semi detached house
- EPC Rating C

Hallway



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

Living room

13'1" x 12'1" (4 x 3.7)



A large living room with wooden floors, cast iron feature fireplace and a double glazed window to the front allowing plenty of natural light. Under stairs storage cupboard.

Wetroom

7'10" x 7'2" (2.4 x 2.2)



A modern and stylish wet room with large walk in shower, white WC and sink. Tiled throughout and a window to the front.

Utility

7'2" x 3'11" (2.2 x 1.2)



Located between the wet room and kitchen is a functional utility room with plenty of cupboard storage, a sink and space for the washing machine.

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Kitchen/Family Room

27'6" x 11'1" (8.4 x 3.4)



A 27ft kitchen/family room which has been designed for the modern family with a large kitchen area and dining area to the side with bi-fold doors to the garden and open plan to the kitchen area.

Kitchen area



A modern and stylish kitchen with ample wall and base units, roll top work surfaces with an in set sink and drainer, four ring induction hob, extractor, double oven, dishwasher and a fridge freezer. Tilted floor, splash backs and a large window overlooking the garden.

Bedroom one

10'9" x 8'10" (3.3 x 2.7)



A double bedroom at the rear of the property with views over the garden and wooden floors. There are two large built-in wardrobes.

Bedroom two

10'5" x 9'10" (3.2 x 3)



A double bedroom at the front of the property with original wooden floors and a large square bay overlooking the quiet street. There are two large built-in wardrobes.

Bedroom three

7'6" x 6'2" (2.3 x 1.9)



A light and airy bedroom at the front of the property with parquet flooring.

Bathroom

8'2" x 5'10" (2.5 x 1.8)



A modern family bathroom, tiled throughout, white three piece suite, WC, sink, and bath.

Garden

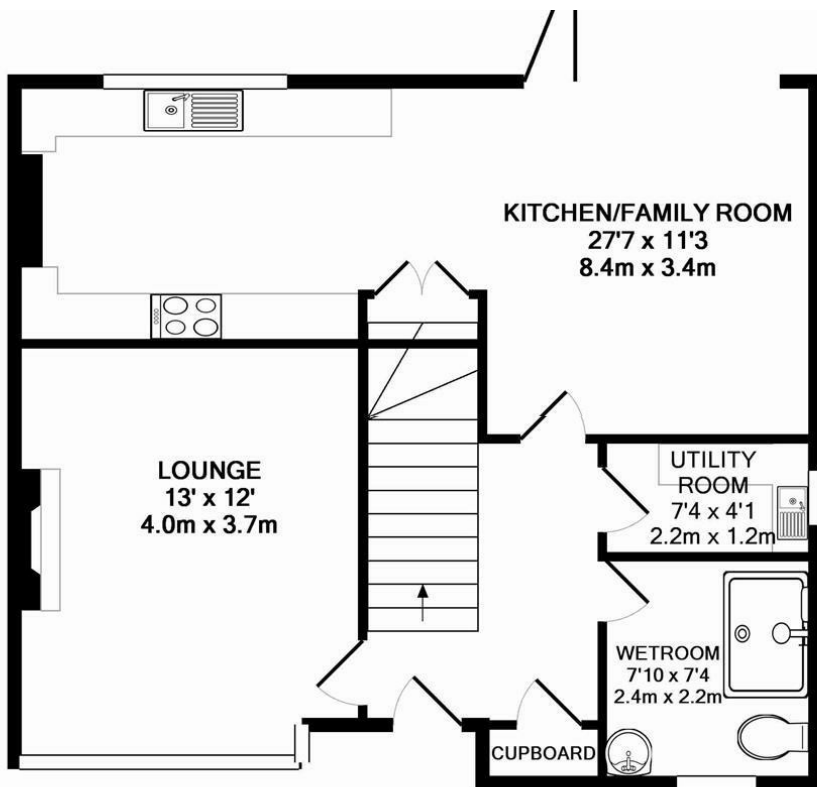
An enclosed garden with decking area that is ideal for summer entertaining, flowerbeds and rest laid to lawn. There is space to the side for access to the front and space for a shed.

Services

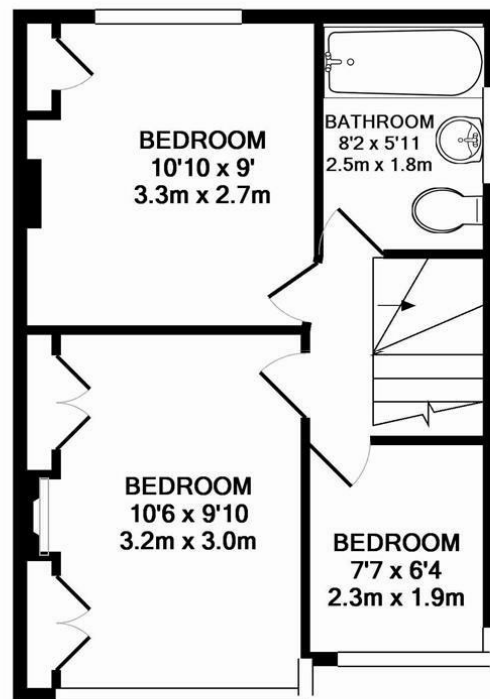
Water: Mains
Drainage: Mains
Electric: Mains
Heating: Gas

Mobile Phone: The vendor is not aware of any specific restrictions on mobile phone coverage

Broadband. Superfast, obtained from Ofcom



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		84
(81-91) B		
(69-80) C	71	
(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
(81-91) B		
(69-80) C	68	
(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		

