



**St. Peters Avenue  
Caversham Heights, Reading, Berkshire RG4 7DH**

**Chain Free £1,150,000**

**SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS: OFFERS INVITED & NO ONWARD CHAIN:** Set within this highly sought after tree lined road on St Peters Avenue in Caversham Heights is this larger than expected detached house. The property is laid out over three floors and boasts approximately 2900sqft of space. On the ground floor there is an impressive living room, family room, kitchen, dining room and a utility. On the first floor there are four great sized double bedrooms and two fantastic bathrooms. On the top floor there is a fantastic 23' bedroom and another bathroom. To the rear there is a good sized garden and patio. To the front there is generous driveway with parking for several cars and access to the integral garage. To appreciate the space on offer call now to view.

## St. Peters Avenue, Reading, Berkshire RG4 7DH

- Chain free detached house
- Caversham Heights
- Great sized living room and large family room
- Five double bedrooms
- Three stylish bathrooms and a guest WC
- Double garage and driveway parking
- Kitchen, dining room and utility
- Council Tax Band G
- EPC Rating D
- Good sized garden

### Entrance Hall

A great sized hallway with doors to the living room, dining room, kitchen, cloakroom and garage. A staircase to the first floor with an under stairs cupboard, wood flooring, radiators, and a built-in cupboard.

### Living Room

22'2" x 13'10" (6.76 x 4.22)



A great sized dual aspect living room with windows to the front and side to allow plenty of light. The room offers an open fireplace, wood flooring, radiators, coving, wall lights and a door to the dining room and hallway.

### Dining Room

14'8" x 11'5" (4.47 x 3.48)



A spacious room with sliding doors to the garden and patio. Wood flooring, radiators and sliding doors to the family room.

### Family Room

14'8" x 9'6" (4.47 x 2.90)



A light and airy room that has a window overlooking the attractive rear garden, wood flooring and sliding doors to the dining room.

### Kitchen

11'9" x 9'7" (3.58 x 2.92)



A good sized kitchen with ample wall and base level units with granite worktops and part tiled walls, an integrated ceramic four-ring electric hob and cooker hood above, separate electric double oven, microwave, dishwasher, sink and half with mixer tap and a single drainer, coving, radiator, archway to the utility room and a window overlooking the garden.

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## Utility Room

11'8" x 5'3 (3.56m x 1.60m)



A good sized utility with ample wall and base units, roll top work surfaces with an inset sink and drainer, and recess for the washing machine, tiled floor, window to the side and a door to the garden.

## Cloakroom

Side aspect frosted leaded window. A white suite comprising a low level WC, pedestal wash basin with mixer tap and tiled splash back, radiator.

## First floor landing



A staircase from the entrance hall leads to the first floor landing. Doors to bedrooms one, two, three, four and bathroom. A large airing cupboard with the hot water tank and slatted shelving, radiator, coving, a staircase to the second floor and an additional built-in cupboard.

## Bedroom one

17'3" x 13'10" (5.26 x 4.22)



A great sized bedroom with a large window to the front and a generous amount of fitted wardrobes. Carpeted, radiator and a door to the en suite.

## En suite



A great sized modern and stylish en suite comprising of a large walk in shower, double sink with mixer taps, WC and a heated towel rail. There is a window to the front, tiled walls and part tiled walls.

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## Bedroom two

15'9" x 12'8" (4.80 x 3.86)



Offering views over the attractive garden is this great sized room, carpeted and an ample fitted wardrobes.

## Bedroom four

11'5" x 9'8" (3.48 x 2.95)



A good sized room with a window to the front, carpeted and ample space for wardrobes.

## Bedroom three

13'8" x 11'8" (4.17 x 3.56)



Offering views over the garden is this light and airy room, carpeted and ample space for wardrobes.

## Bathroom

11'8" x 9'11" (3.56m x 3.02m)



A great sized family bathroom with a large 'walk in' shower, paneled bath, wash hand basin with fitted vanity units, heated towel rail, window to the garden, tiled floor and part tiled walls.

## Top floor landing

A good sized second floor landing with doors to the bedroom and a shower room. Velux window and a built-in eaves storage cupboard.

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### Bedroom five

23'9" x 13'8" max into eaves (7.24 x 4.17 max into eaves)



A great sized room that has several Velux windows to the front and windows over looking the garden. Ample space for wardrobes, eaves storage access and carpeted



A good sized garden that has a paved patio area that is perfect for summer entertaining. The garden is easy to maintain and is laid to lawn with shrub borders and access to the front.

### Shower Room



A bright room with a window overlooking the garden. Comprising a shower cubicle, vanity wash basin with a mixer tap and cupboard under, low level WC, a heated towel rail, fully tiled walls and an extractor.

### Garage

16'2" x 15'9" (4.93 x 4.80)

Side aspect double glazed frosted leaded window. Accessed via an up and over door, light and power with a door to the entrance hall.

### Driveway and front garden

To the front of the property is off road parking with lawn area, a magnolia tree, shrubs, side access via a wooden gate to the rear garden and the door to the garage.

### Rear garden



**TOTAL FLOOR AREA: 2859 sq ft. (265.6 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 listed and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	66
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	73
EU Directive 2002/91/EC	
England & Wales	
Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	57
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	65
EU Directive 2002/91/EC	
England & Wales	

