



## Hemdean Rise Caversham, Reading, Berkshire RG4 7SA

**£875,000**

**SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS:** Situated within this sought-after area of Caversham that offers easy access to both central Caversham and Reading mainline station with its fast links to London is the well presented double fronted detached house built in 1935 by George Reed Master Builder. The property offers flexible living space and the house has plenty of scope for extension(STP). The property retains and boasts an abundance of period features throughout that includes several fireplaces and stained glass. On the first floor there are three double bedrooms and a stylish bathroom. On the ground floor there is a stylish open plan kitchen/diner, two reception rooms and stylish shower room. To the front there is a good sized driveway and garage. To the rear there is a larger than expected garden and patio. To the side there is access to a half height cellar. To appreciate the space on offer call now to view.



## Hemdean Rise, Reading, Berkshire RG4 7SA

- Three / four double bedrooms
- Two reception rooms with numerous period features
- Fantastic open plan kitchen / diner
- Double fronted detached house
- Garage & driveway parking
- Potential to extend (STP)
- Two stylish bathrooms
- Great sized garden
- EPC rating D
- Council tax band F

### Front garden

An impressive, stepped front garden with block paved drive leading to the garage, gated access to the garden on both sides of the property and steps to the front door.

### Hallway



A grand entrance hall. The front door has inset stained glass, flanked by two stained glass windows, the hall is carpeted with doors leading to the living room, shower room, drawing room and kitchen with stairs to the first floor.

### Living room

19'0 x 12'6 (5.79m x 3.81m)



A bright, airy and spacious living room with a large bay window to the front of the property, a bespoke and decorative window seat with storage, fire place with wood burner, two side facing windows that are double glazed with the original stained glass windows on the interior of the windows and door to the garden.

### Shower room

6'5 x 5'9 (1.96m x 1.75m)



Modern and stylish shower room with tiled floor shower, sink, WC and heated towel rail.

### Drawing room / Bedroom four

14'8 x 12'7 (4.47m x 3.84m)



A large and bright, carpeted drawing room with a large bay window, decorative stone fireplace with carved wooden surround.

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### Kitchen area

16'6 x 10'5 (5.03m x 3.18m)



Modern and well equipped kitchen with tiled floor, window to the side of the property, island, granite work surfaces, built in double oven, microwave, dishwasher, washing machine, large gas hob and extractor. The kitchen has an extensive amount of work surface and cupboard space.

### Dining area

20'6 x 7'9 (6.25m x 2.36m)



The dining area features a large picture window overlooking the garden, tiled flooring, ample space for a dining table and chairs, and direct access to the garden through a convenient door.

### Landing



The stairs lead to an open and spacious landing with large amounts of built in cupboards and a storage room partway up the stairs, a very large window overlooking the front of the property and doors leading to the bedrooms and the bathroom.

### Bedroom one

15'10 x 12'8 (4.83m x 3.86m)



A bright and airy, dual aspect, carpeted double bedroom with a feature fireplace, large window overlooking the front of the property and two windows overlooking the rear garden.



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### Bedroom two

13'4 x 12'8 (4.06m x 3.86m)



A very good sized, carpeted double bedroom with bay window overlooking the front of the property and benefitting from extensive built in wardrobes.

### Bathroom

7'2 x 6'11 (2.18m x 2.11m)



A modern and stylish bathroom with tiled floor, free standing bath, sink, WC, heated towel rail and a window overlooking the garden.

### Bedroom three

10'8 x 9'3 (3.25m x 2.82m)



A good sized, carpeted bedroom with window overlooking the garden.

### Garden



The impressive and peaceful garden is stepped with good sized areas of lawn, a number of mature borders, fruit trees and a well presented summer house - perfect for both entertaining and enjoying peaceful evenings! In addition there is side access to the half height cellar.

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### Patio



Tucked away and sheltered between the living room and the dining area is a good sized patio that is perfect for alfresco meals when the weather allows!

### Garage & Driveway

The smart, block paved driveway leads to the gate into the garden and garage with its double doors, extensive rafter storage and windows looking out into the garden.

### Services

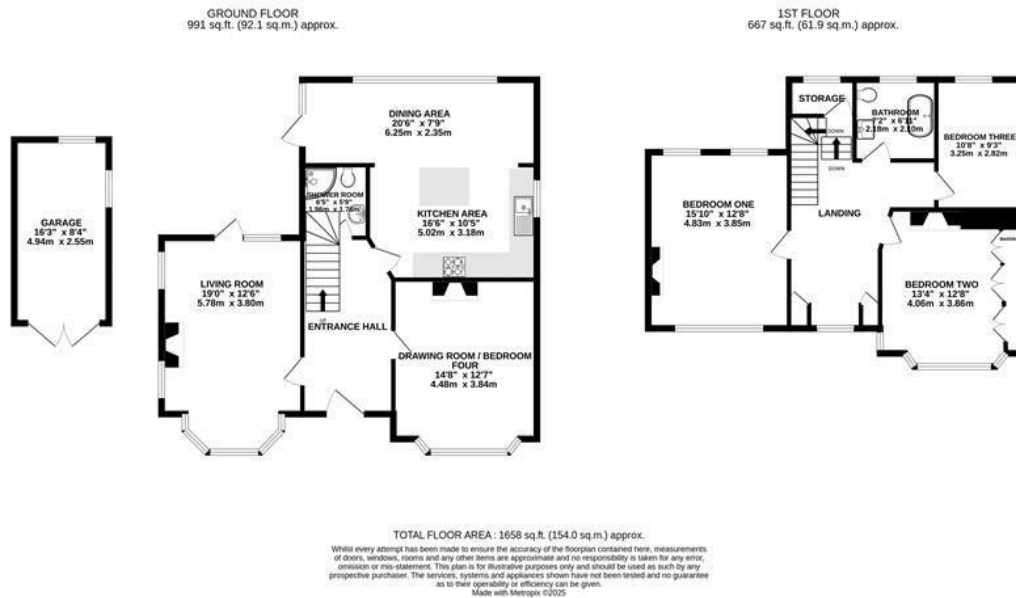
Water. Mains  
Drainage. Mains  
Electricity. Mains  
Heating. Gas

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

Broadband. Ultrafast, obtained from Ofcom

### Cellar

A half height cellar that is ideal for storage that is accessed from the side of the property.



Energy Efficiency Rating		
	Current	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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

