



**Hunters Chase  
Caversham, Reading, RG4 7XE**

**Chain Free £800,000**

Set within this sought after area of Caversham Heights at the top of Hunters Chase is this good sized detached house. The property boasts generous living space that include four bedrooms and two bathrooms on the first floor. On the ground floor there is a light and airy bay fronted living room, a bay fronted dining room, separate kitchen, utility and home office. To the rear there is an easy to maintain west facing garden. To the front there is a double garage and driveway parking for several cars. To appreciate the space on offer call now to view.



## Hunters Chase, Reading, RG4 7XE

- Chain free
- Spacious detached house
- Two reception rooms & home office
- Catchment for excellent primary schools
- Council tax band G
- Caversham Heights
- Four double bedrooms with two bathrooms
- Double garage and driveway parking
- Good sized west facing garden
- EPC rating D

### Hallway



A light and spacious, welcoming entrance hall with carpet, doors to the living room, dining room, utility room, WC and office with stairs to the first floor.

### Living room

23'4 (into bay) x 11'6 (7.11m (into bay) x 3.51m)



A large, carpeted living room, stretching from the front to the back of the property with a big bay window, patio doors leading to the garden, a feature fireplace and double doors to the hall.

### Dining room

15'0 (into bay) x 9'11 (4.57m (into bay) x 3.02m)



A spacious, carpeted dining room with double doors to the hall, door to the kitchen and semicircular bay window overlooking the garden.

### Kitchen

10'10 x 10'4 (3.30m x 3.15m)



A good sized kitchen with vinyl flooring, plenty of eye level and base cupboard units, roll top work surfaces, built in fridge, hob, oven and extractor, inset sink with drainer, a large window overlooking the garden and arch to the utility room.

## Hunters Chase, Reading, RG4 7XE

### Utility

8'5 x 5'11 (2.57m x 1.80m)



The utility room has further base units, space for a washing machine, doors to hall and the garden.

### Office

9'2 x 7'5 (2.79m x 2.26m)



Carpeted office with window overlooking the front of the property.

### WC

5'11 x 2'10 (1.80m x 0.86m)



WC with vinyl floor, frosted window to the side of the property, WC, sink with under sink storage.

### Landing



A light and airy landing with a window overlooking the front of the property and doors leading to the bedrooms, bathroom and airing cupboard.



## Hunters Chase, Reading, RG4 7XE

### Bedroom one

13'2 x 11'6 (4.01m x 3.51m)



A very spacious, carpeted master bedroom with ample fitted wardrobes, a large window to the front, arched ceiling and door to the ensuite bathroom.

### En suite

7'2 x 4'6 (2.18m x 1.37m)



Ensuite bathroom with shower, sink with storage, wc and frosted window to the front of the property.

### Bedroom two

14'10 x 9'1 (4.52m x 2.77m)



A very good sized double bedroom with ample fitted wardrobes and big window overlooking the garden.

### Bedroom three

10'4 x 9'1 (3.15m x 2.77m)



A good sized, carpeted double bedroom with ample fitted wardrobes and a large window overlooking the garden.

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### Bedroom four

9'3 x 8'2 (2.82m x 2.49m)



Carpeted double bedroom with window overlooking the front of the property

### Bathroom

9'1 x 7'1 (2.77m x 2.16m)



A modern and spacious bathroom with vinyl flooring, bath with shower, sink with storage, wc, heated towel rail and frosted window to the rear of the property

### Double garage

18'0 x 17'3 (5.49m x 5.26m)

A very large, double garage with plenty of space to store two cars, plenty of space for additional storage along with rafter storage space too.

### Garden



A peaceful and pleasant, west facing garden, mostly laid to lawn with side access to the front of the property and garage. Perfect for summer evening entertaining.

### Services

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

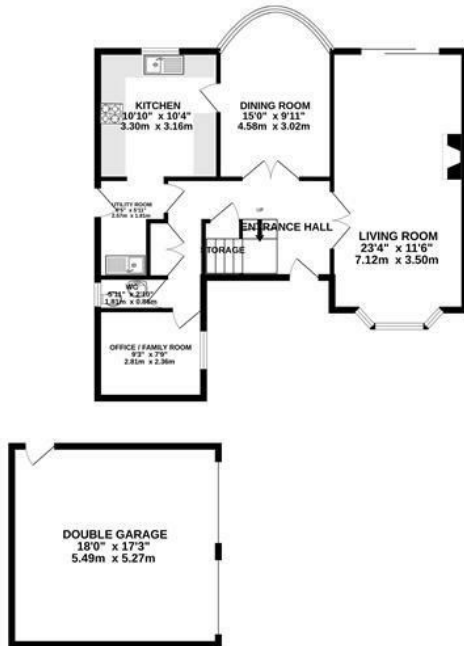
Mobile phone. The vendor is not aware of any specific restricted mobile phone coverage

Broadband. Superfast, information obtained from Ofcom

All appliances and services are untested.



GROUND FLOOR  
1099 sq.ft. (102.1 sq.m.) approx.



1ST FLOOR  
664 sq.ft. (61.7 sq.m.) approx.



TOTAL FLOOR AREA : 1763 sq.ft. (163.8 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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#### 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>                            | 68      | 79        |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |

England & Wales

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 |         |           |

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