

6, South View Avenue, Reading, RG4 5AD

£695,000

Situated in a sought-after Caversham address, this extended end-townhouse is conveniently positioned adjacent to St Anne's Catholic Primary School and within easy reach of Caversham centre, the River Thames and Reading mainline station. The property offers generous and versatile accommodation, with a living room featuring a fireplace, separate dining room with bi-folding doors opening into a further reception room, which has patio doors leading to the established south-facing garden. This room provides additional entertaining space, but could also be used as a fifth bedroom, using the ground-floor WC and shower. A well-equipped kitchen and utility room complete the ground floor. Upstairs are three generous double bedrooms with a fourth bedroom, currently used as an office, and a family bathroom. The property occupies a good-sized corner plot, with an attractive garden extending to the rear and side. The private south-facing garden incorporates a paved patio and pergola, ideal for outdoor entertaining. A garage and driveway parking are situated to the rear, accessed via Washington Road. South View Avenue is ideally positioned for both Caversham and Reading town centres, with their excellent range of shops, cafés, pubs and restaurants, together with the Thames Lido. The River Thames is within easy walking distance, while Reading mainline station is less than a mile away, providing fast services to London Paddington and Elizabeth line connections across London. Offering generous accommodation, a flexible ground-floor layout and a private south-facing garden, this is an attractive family home in a convenient Caversham location.









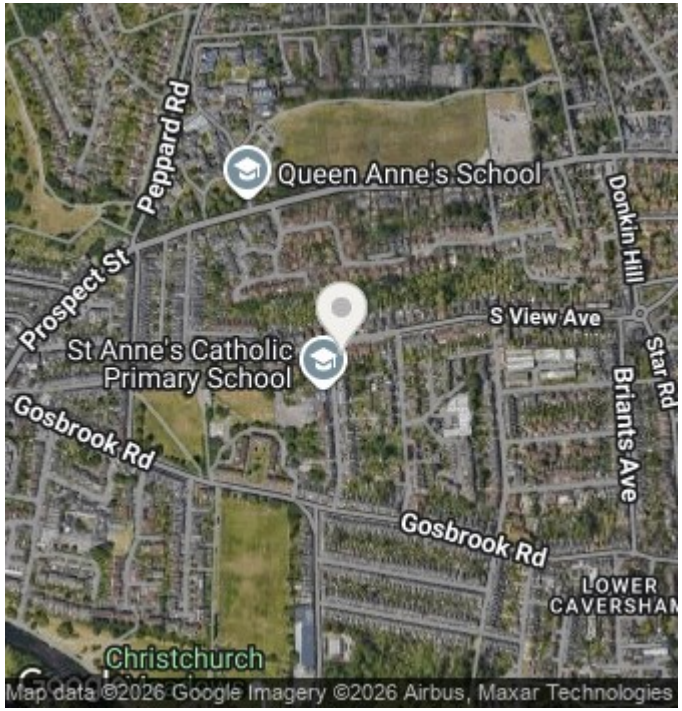




- 4 bedrooms
- Living room with fireplace
- Two further reception rooms
- Kitchen; Utility; Downstairs Shower with WC
- Garage with driveway space
- Established south facing garden



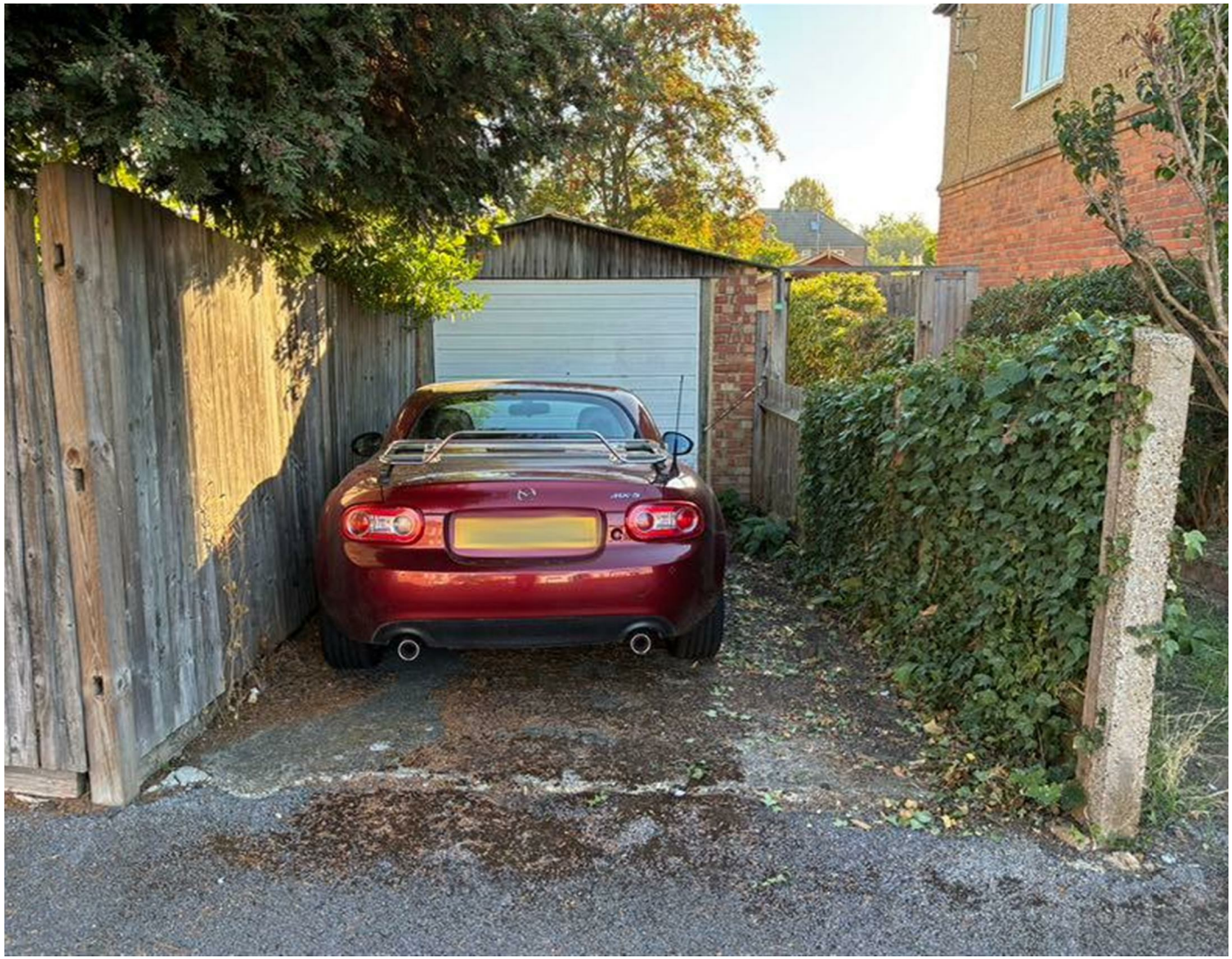
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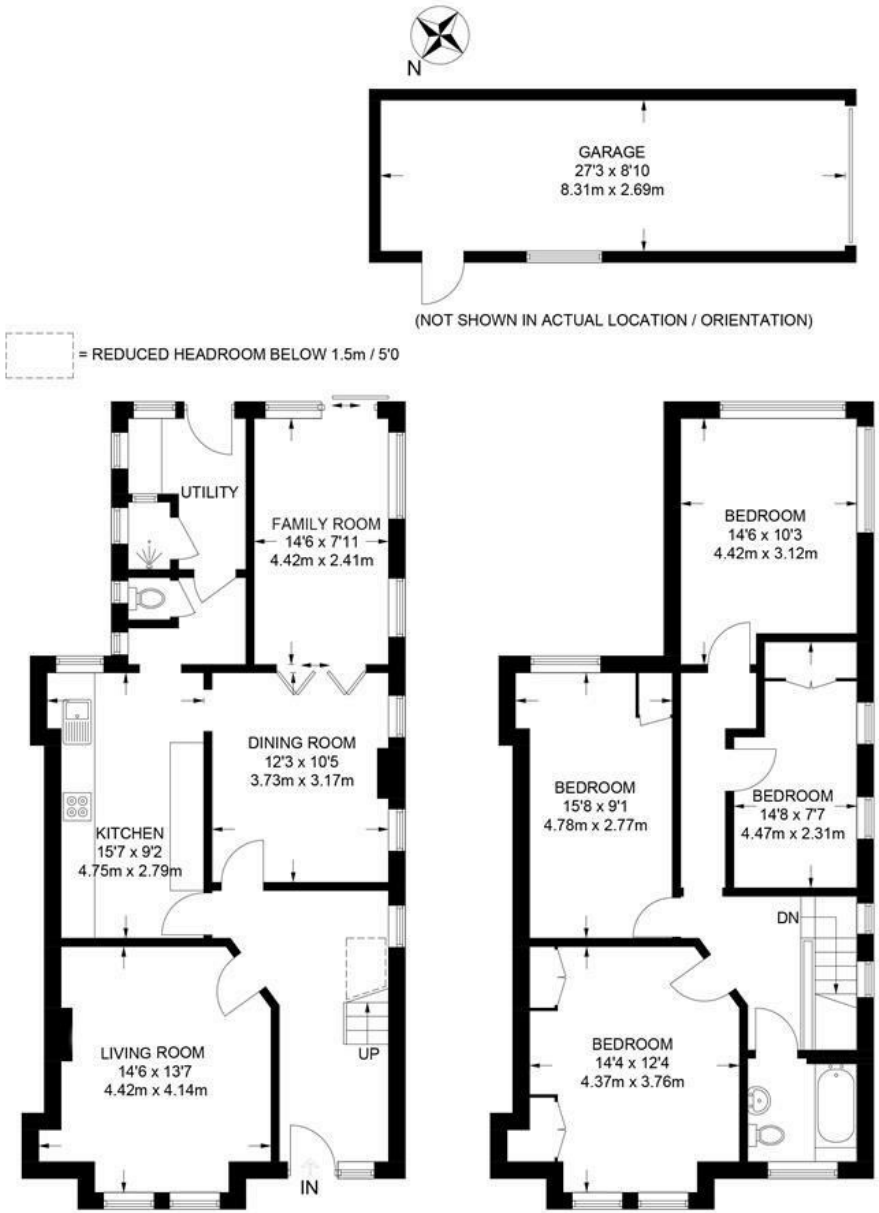
Garden
The front garden is enclosed and approached via a gated pathway leading to the front door. The south-facing garden extends to the rear and side of the property where there is a large vegetable garden, with a patio and pergola providing an ideal area for outdoor entertaining. Steps lead down to a further patio and the lawned garden, bordered by established shrub beds and featuring mature apple, pear and walnut trees. At the end of the garden, a door provides access to the garage.

Additional information:
Parking
The property has a garage which is accessed from Washington Road with a driveway space to the front. There is also on-street parking that requires residents and visitors permits which are issued upon application by Reading Borough Council, charges apply, for an up to date list of charges please check reading.gov.uk "permit charges"

Property construction – Standard form
Services:
Gas - mains
Water – mains
Drainage – mains
Electricity - mains
Heating - gas central heating

Broadband connection available (information obtained from Ofcom):
Ultrafast – Fibre to the premises (FTTP)

Mobile phone coverage
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site “Broadband and mobile coverage checker”

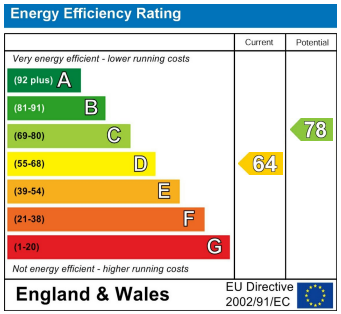


GROUND FLOOR
803 SQ FT / 74.6 SQ M

FIRST FLOOR
724 SQ FT / 67.3 SQ M

APPROXIMATE GROSS INTERNAL AREA
1527 SQ FT / 141.9 SQ M
GARAGE = 241 SQ FT / 22.4 SQ M
TOTAL = 1768 SQ FT / 164.3 SQ M

This plan has been drawn for illustrative and identification purposes only.



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by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.