



**Sheridan Avenue
Caversham, Reading, Berkshire RG4 7QD**

Guide Price £500,000

GUIDE PRICE OF £500000 TO £5300000: Set within this sought after area of Caversham with elevated views over the Hemdean Valley is this beautifully presented, EXTENDED detached house that is the catchment for both Emmer Green and the Heights Primary schools. The property boasts two reception rooms and an extended kitchen on the ground floor. On the first floor there are three bedrooms and a stylish bathroom. To the rear there is a good sized garden that is perfect for summer entertaining along with a summer house, and to the front there is driveway parking and a garage. To appreciate the space on offer call now to view.

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- Detached house
- Open plan kitchen/diner
- Garage and driveway parking
- Two reception rooms
- Council Tax Band E
- Emmer green & Heights Primary catchment
- Three bedrooms & a stylish bathroom
- Enclosed rear garden with a summer house
- Easy access to central Caversham
- EPC Rating D

Living Room

17'3" x 11'10" (5.27 x 3.62)



A spacious and welcoming living room with wood flooring, bay window to the front of the property, arch to the dining room, door to the kitchen and stairs to the first floor.

Dining Room

9'10" x 8'0" (3.02 x 2.45)



A good sized dining room with patio door leading to the garden and door to the kitchen.

Kitchen

22'1" x 9'2" (6.74 x 2.8)



A well presented and bright kitchen with tiled floor, two patio doors leading to the garden, partially glazed roof, wooden work surfaces and island, built in oven, hob and extractor, inset sink with drainer and window to the side of the property.

Landing



Carpeted landing with doors to bedrooms and bathroom.

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Bedroom one

11'10" x 10'0" (3.61 x 3.05)



A large double bedroom with wooden floor and big window overlooking the front of the property.

Bedroom Three

10'7" x 6'11" (3.23 x 2.12)



A good sized, carpeted bedroom with built in desk and shelving with a window overlooking the front of the property.

Bedroom Two

11'6" x 9'10" (3.51 x 3.01)



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

Bathroom

6'5" x 6'3" (1.98 x 1.93)



A modern and stylish bathroom with vinyl flooring, frosted window to the side of the property, curved bath with shower, sink with storage, WC and heated towel rail.

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Garden



A quiet and peaceful garden, mostly gravelled, leading to the summer house and with side access to the garage.

Summer House

11'0" x 10'9" (3.36 x 3.30)



A wooden summer house with power and windows overlooking the garden.

Garage & driveway

15'7" x 11'1" (4.75 x 3.39)



Adjoining garage with access at the front and door to the garden at the rear.

Services

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

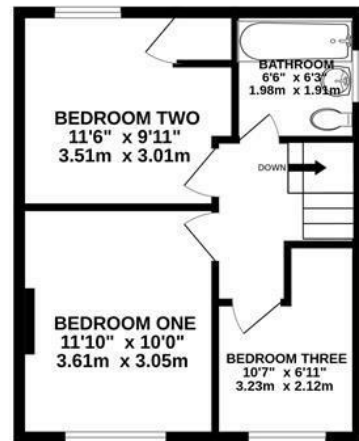
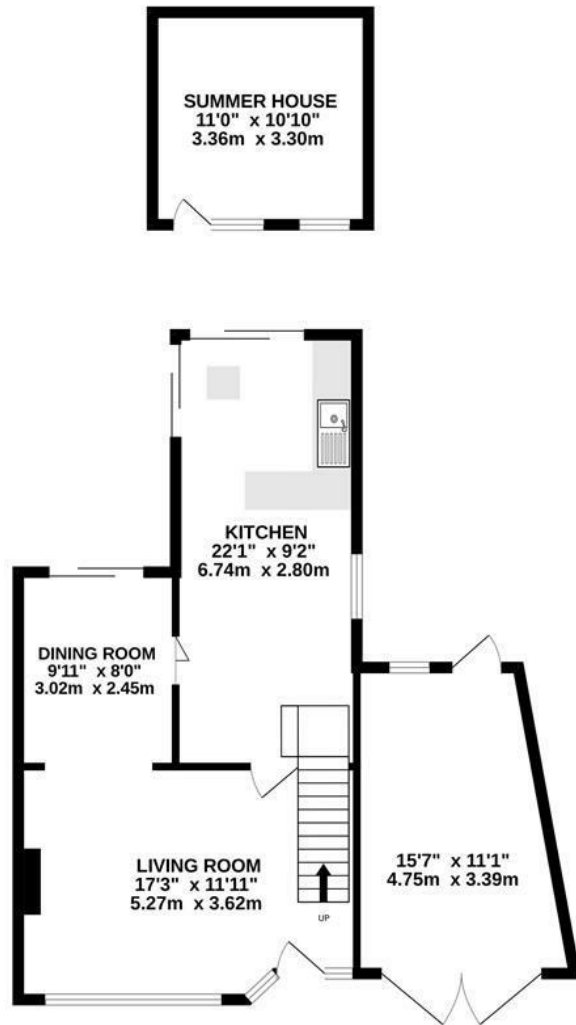
Mobile phone. The vendor is not aware of any specific restricted mobile phone coverage

Broadband. Ultrafast, information obtained from Ofcom

All appliances and services are untested.

GROUND FLOOR
751 sq.ft. (69.7 sq.m.) approx.

1ST FLOOR
375 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 1126 sq.ft. (104.6 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	80
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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