



The Ridgeway, Caversham, Reading, Berkshire, RG4 8NX

Guide Price £650,000 *Freehold*



Located on a highly sought-after cul-de-sac within easy reach of both Caversham and Reading centres and Reading Station with its direct links to London Paddington in under 25 minutes. This extended three-bedroom semi-detached home is presented in immaculate condition throughout. Recently refurbished to a high standard by the current owners. The property combines generous open plan living space with modern, energy-efficient features, including an air source heat pump and solar panels.

The accommodation is impressively spacious, featuring a superb 24ft kitchen/living room with an open plan 12ft dining area with feature skylight, bifold doors opening onto the patio/garden, an 12ft utility/laundry room, a downstairs WC. Upstairs, there are three well-proportioned bedrooms and a contemporary four-piece family bathroom including his and hers sinks.

Externally, the property offers a garage/storage area, ample off-road parking for vehicles, and a good-sized rear garden laid mainly to lawn with mature planting. Early viewing is strongly recommended.

KEY FEATURES

- Three bedroom extended semi detached home
- Recently refurbished to a high standard
- Energy efficient home
- Situated in a quiet sought-after cul-de-sac
- Private landscaped rear garden
- Spacious open plan 24ft kitchen/living room
- Driveway and garage
- No onward chain

Reading

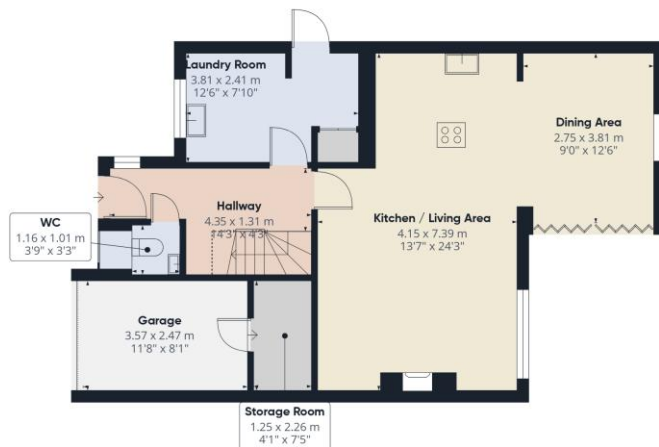
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MATERIAL INFO

Tenure: Freehold
Council Tax Band: E
EPC rating: D



Ground Floor



Floor 1

**Approximate total area^m**117.9 m²1269 ft²**Reduced headroom**1.1 m²12 ft²

(1) Excluding balconies and terraces

Reduced headroom

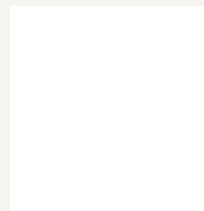
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	71 C
39-54	E		
21-38	F		
1-20	G		

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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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