



## Buxton Avenue, Caversham, Reading, RG4 7BU

£2,995 per month *Part Furnished, Unfurnished*

5 2 3

Five bedroom semi-detached house in Caversham Heights offering excellent school catchments including The Heights Primary and Caversham Primary Schools. Accommodation comprises two reception rooms, kitchen, study and cloakroom on the ground floor. Four bedrooms with one benefitting from an en suite shower room and the family bathroom occupy the first floor. The master bedroom with modern en suite shower room are located on the top floor. Additional benefits include garden home office, driveway parking for two cars, EV charge point and garage. Available 10th January 2026. Part furnished / unfurnished.

### KEY FEATURES

- Five bedroom semi-detached house
- Three bathrooms
- Garden office
- Driveway & garage
- Council tax band E
- Available 10th January
- Part furnished / unfurnished



Reading

0118 4022 300 | [reading@winkworth.co.uk](mailto:reading@winkworth.co.uk)

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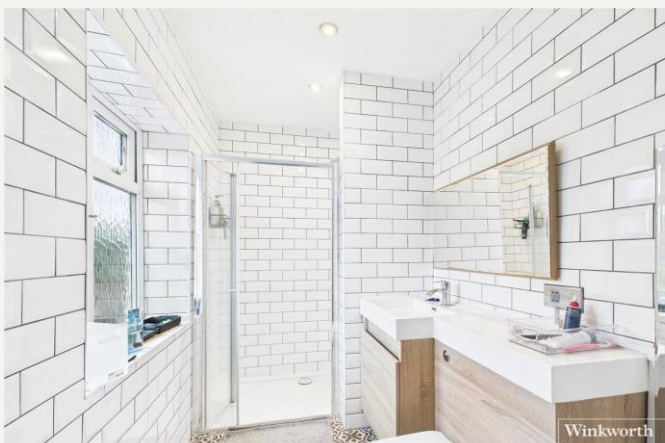




\*The property will be redecorated throughout before the commencement of a new tenancy.





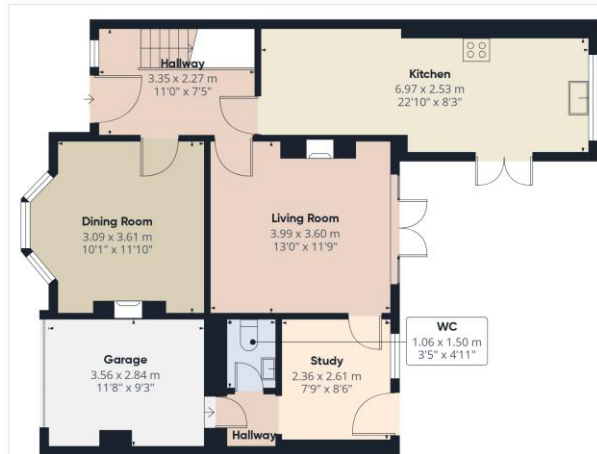


## MATERIAL INFO

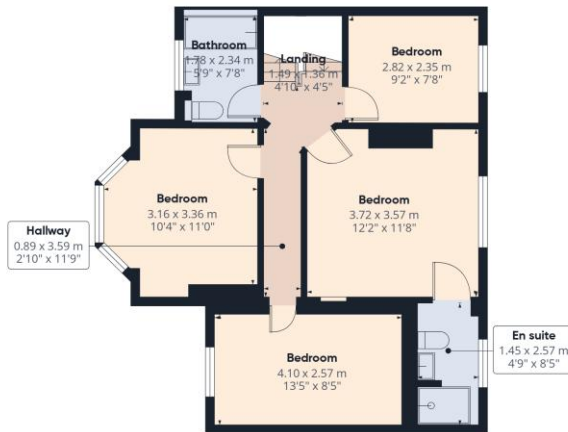
**Deposit:** £3,455.77

**Holding Deposit:** £691.15

**Council Tax Band:** E



Ground Floor Building 1



Floor 1 Building 1

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Approximate total area<sup>m</sup>

186.3 m<sup>2</sup>

2005 ft<sup>2</sup>

Reduced headroom

13.5 m<sup>2</sup>

146 ft<sup>2</sup>

(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.

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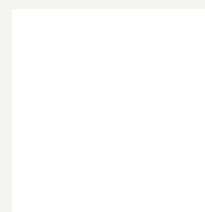
Floor 2 Building 1



Ground Floor Building 2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/rent/property/REA240075>

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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