

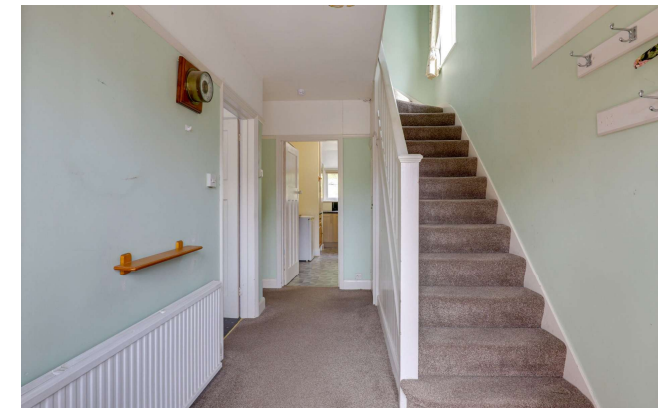


Hemdean Road
Caversham | Berkshire

BRIDGES
Independent Estate Agents
EST. 1993



REQUIRING MODERNISATION! Situated in an established road within walking distance of Caversham centre is this three bedroom detached character house offering bright, spacious and well planned accommodation and enjoying a wonderful 300ft rear garden backing onto parkland. Whilst requiring modernisation as desired, the property is brimming with character appeal including original fireplaces, panelled doors and picture rails. A generously proportioned entrance hall leads to both reception room with the living/dining room opening to the garden whilst the modern kitchen benefits from integrated appliances. The landing gives access to all three bedrooms and the bathroom with bedrooms one and two being good size doubles with two enjoying far reaching views. The house is approached via a driveway with planting to the side and affording parking for two cars leading to the garage. The rear garden is a particular feature predominantly laid to lawn and vegetable growing areas rising towards the gated parkland to the rear. Hemdean Road is within striking distance of both Caversham and Reading centres and Reading mainline railway station. The local schooling for all age groups is highly regarded and beautiful bugs bottom is a short walk. An early viewing is highly recommended and there is no ongoing chain.



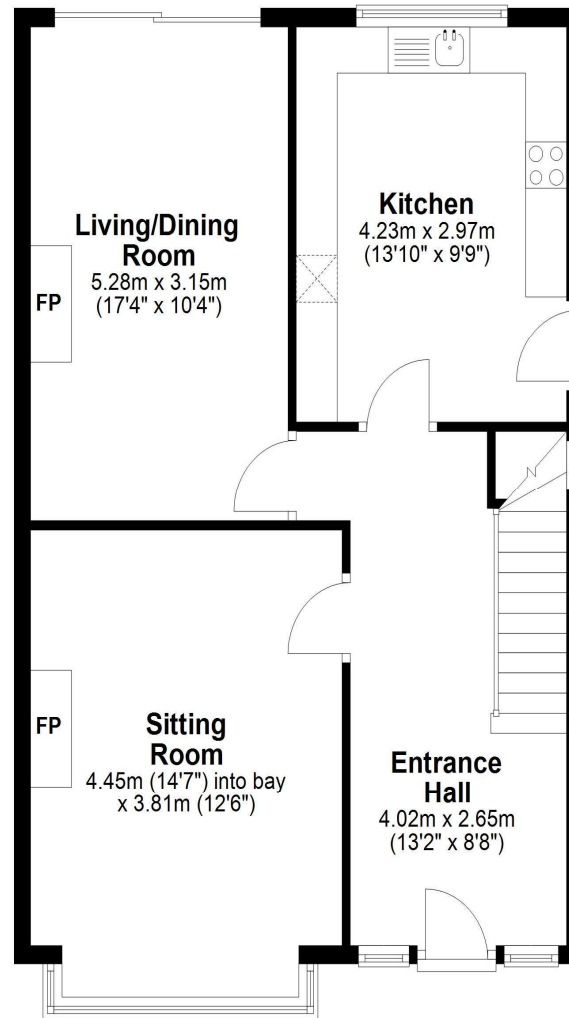
- Three bedroom 1930`s detached house
- Brimming with character appeal
- Highly regarded catchment schooling
- A short walk to beautiful Bugs Bottom
- Superb 300ft rear garden
- Sought after location
- With striking distance of Reading station
- NO CHAIN



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		
England & Wales	51	68
EU Directive 2002/91/EC		

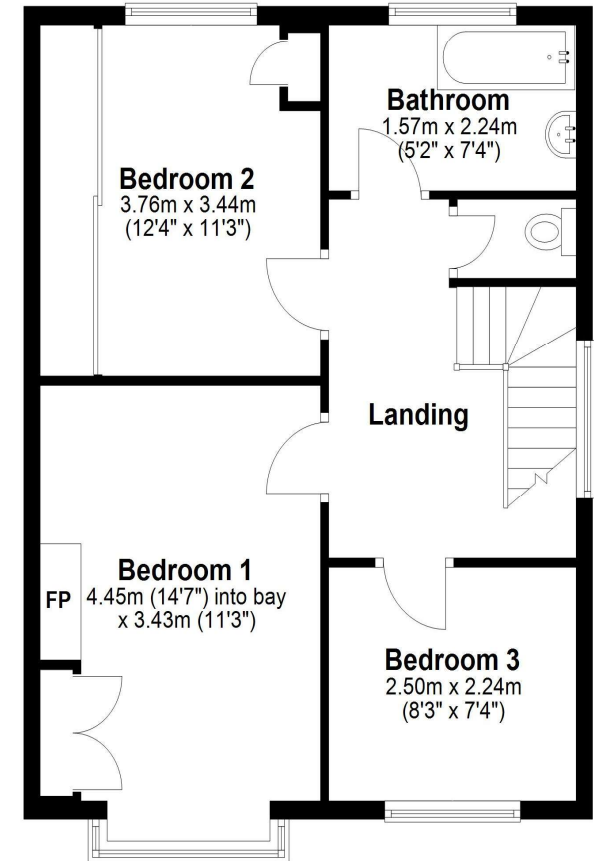
Ground Floor

Approx. 63.8 sq. metres (687.0 sq. feet)



First Floor

Approx. 51.0 sq. metres (549.3 sq. feet)



Total area: approx. 114.9 sq. metres (1236.3 sq. feet)