



99Home Ltd.

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3 Bed Detached In Sheridan Avenue , Caversham, RG4 7QD

£519,000



Ref:16612





SHORT DESCRIPTION

Property Ref: 16612 Step through the front door into a welcoming, light-filled hallway. This beautifully presented chain-free family house offers well-proportioned rooms across every floor, modern garden office for professionals, double parking and generous green space for you to enjoy. The heart of the home is a living room with a multi-fuel stove, opening into the family dining room. Advancing through the fully equipped kitchen, you step into a spacious conservatory. From there the french doors open directly into a sunny paved terrace, seamlessly bringing the garden inside — perfect for weekend BBQs, lazy summer evenings or early yoga mornings filled with natural sunlight. Upstairs, you'll find three spacious bedrooms. The south-facing primary master bedroom offers plenty of space and warm afternoon sun. Morning sun welcomes you in the second bedroom overlooking the garden with fruit trees. The family bathroom is neat and modern. Outside, a generous paved patio with a large private garden includes mature planting with fruit trees and a green area ideal for children or garden enthusiasts. The standout feature is a fully insulated garden office with floor-to-ceiling double glazing across two rooms — a rare and versatile space equally suited to remote working, a gym, studio, or creative retreat. The private driveway accommodates two cars with ease. Room Breakdown
Hallway - Home entrance full of natural light. Living Room -Spacious reception room with a characterful multi-fuel stove. Kitchen connecting to diner - Fully equipped kitchen with U-shaped countertop provides easy access to both dining room and conservatory with plenty of space. Primary Bedroom - South-facing master bedroom with view on the street. Bedroom 2 - Well-proportioned double bedroom overlooking the garden and morning sunrise. Bedroom 3 - South-facing third bedroom, ideal as a child's room or home office. Bathroom - Family bathroom with bathtub. Patio - Generous paved sun terrace — ideal for BBQs and summer evenings. Garden Office — Room 1 - Meeting or creative room. Fully insulated, floor-to-ceiling double glazing, with entrance doors. 3.4 × 3 m (11.2 × 9.8 ft) — 10.2 m² (110 sq ft) Garden Office — Room 2 - Focus room for desk work. Fully insulated, floor-to-ceiling double glazing, peaceful garden setting. 2.5 × 3 m (8.2 × 9.8 ft) — 7.5 m² (81 sq ft) Conservatory - Spacious and filled with morning sun that heats the space ready for your favourite breakfast. 4.5 × 3 m (14.8 × 9.8 ft) — 13.5 m² (145 sq ft) Driveway - Private driveway fitting two cars comfortably, with a roofed storage area for bikes and sports equipment. Garden - Large private garden with sunny aspect, mature planting, lawn and fruit trees. Front Garden - Landscaped front garden with paved south-facing seating area. Property Type: Detached Full selling price: £519000.00 Pricing Options: No Status Tenure: Freehold Council tax band:D EPC rating: D Measurement: 764.238 sq.ft. Outside Space: Front Garden, Rear Garden, Patio Parking: Driveway, Covered Heating Type: Central, Double Glazing, Gas Central Heating Chain Sale or Chain Free: Chain Free Possession of the property: Self-occupied...

3

Bed Room(s)

1

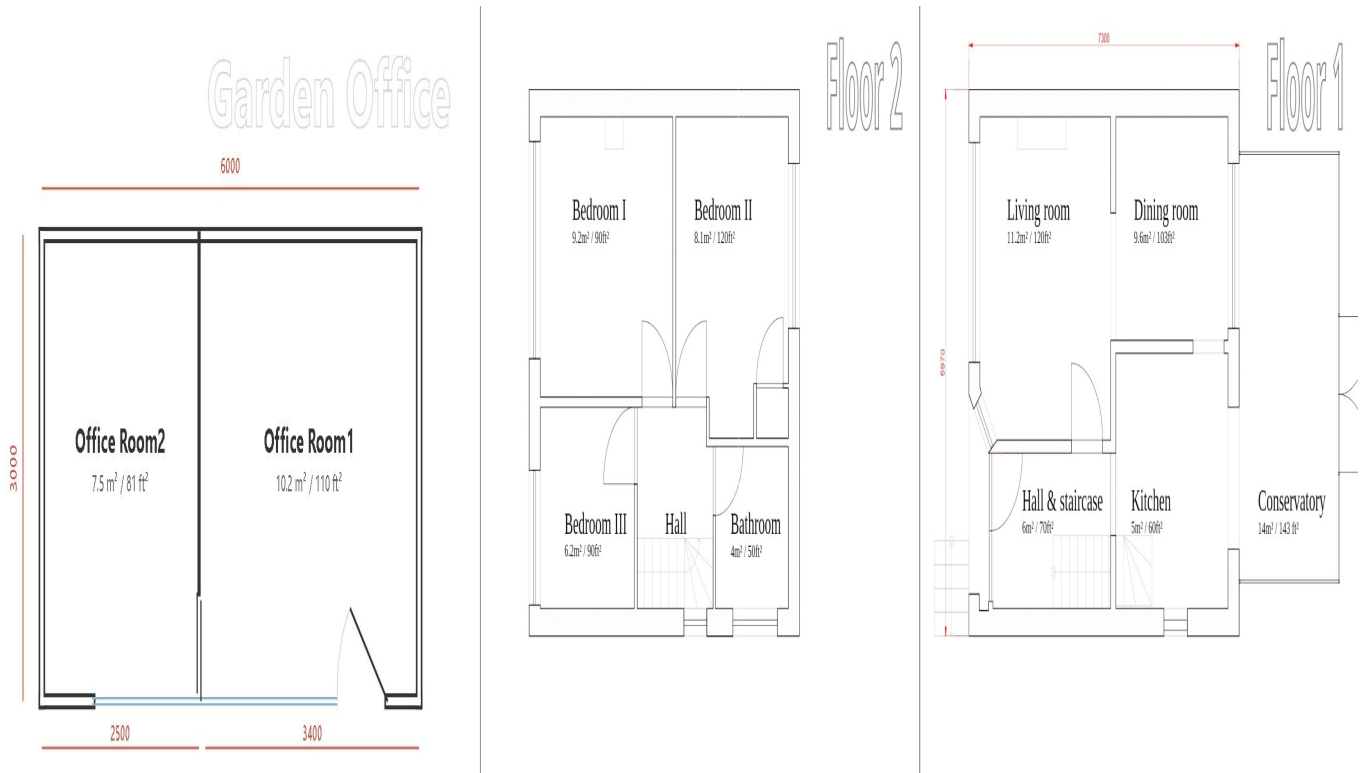
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
 All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

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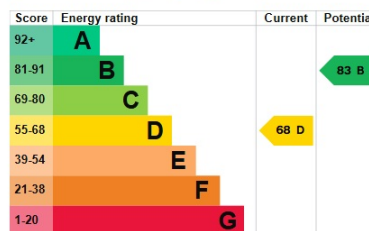
Property type	Detached house
Total floor area	71 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
 You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is D. It has the potential to be B.
 See [how to improve this property's energy efficiency](#).



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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