

**CONIFERS, WOODS ROAD, CAVERSHAM, READING,  
BERKSHIRE, RG4 6NA**

- Beautifully presented
- Large Driveway
- Four Double Bedrooms
- Fully Managed Tenancy
- South Facing Private Rear Garden
- EPC Rating C. Available Now.

**£2,750 per month + permitted payments \***

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE READING BRANCH ON 0118 958 7979



**davistate.com**

Abingdon-on-Thames | Goring-on-Thames | Henley-on-Thames | Pangbourne | Reading | Twyford | Woodley

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## PROPERTY DESCRIPTION

**\*VIDEO TOUR AVAILABLE\*** A superbly presented four bedroom detached house in a highly sought after location in Caversham. Driveway parking, Unfurnished. Available Mid March. EPC Rating C

## LOCAL INFORMATION

Caversham lies on the north bank of the River Thames and spreads to the foothills of the Chilterns, in the Royal county of Berkshire, on the opposite bank from the bustling and highly commercial town of Reading and the mainline train station (25 minutes to London Paddington). It is easily accessible by the Caversham Bridge, Reading Bridge and Caversham Lock with Sonning Bridge a few miles east. The centre of Caversham features a comprehensive shopping area complemented by many good bars, pubs and restaurants and a short trip across the river Thames to Reading town centre. There are a range of good private and public schools for both primary and secondary education. The bus line 23 is on hand from the Henley Road with regular buses running into the town centre.

## ACCOMMODATION

## OUTSIDE SPACE







A private rear south facing garden with hot tub, driveway parking for upto 3 cars. Lean to storage area

#### **LOCAL AUTHORITY and SERVICES**

Mains Gas, Electric & Water. Council Tax Band E

#### **IMPORTANT NOTICE**

\* When you apply for a tenancy there will be permitted payments to pay - ask our branch staff or visit our website for further details.

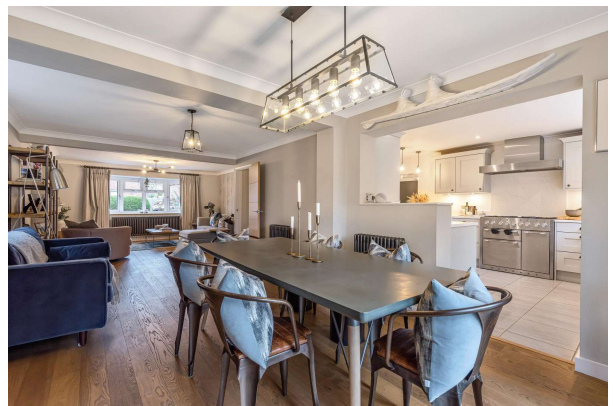
#### **DISCLAIMER**

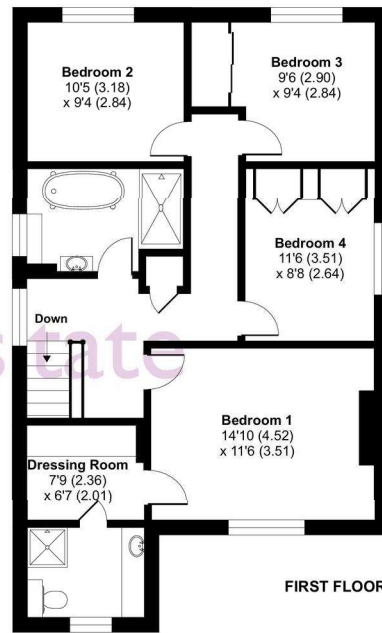
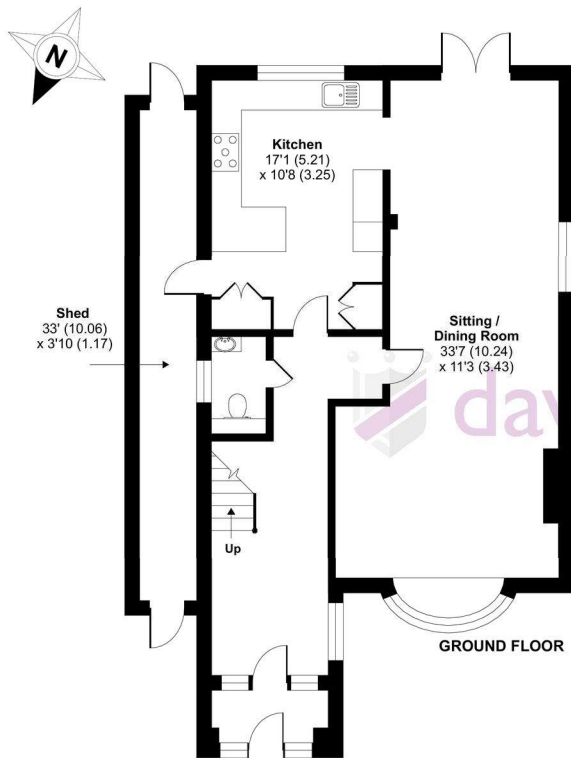
These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Other important information which you need to know about this property can be found at [davistate.com](http://davistate.com)

#### **REFERRAL FEES**



We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.





Approximate Area = 1715 sq ft / 159.3 sq m  
 Shed = 126 sq ft / 11.7 sq m  
 Total = 1841 sq ft / 171.2 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Davis Tate. REF: 807219