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17 St. Annes Road,
Reading, RG4 7PA

Price guide £1,075,000



St. Annes Road
Caversham

Nestled on the charming St. Annes Road in Caversham Heights, Reading, this stunning semi-detached house offers an exceptional living experience. Recently renovated by the current owners, the property boasts a breathtaking interior that is sure to impress. With six spacious bedrooms and four well-appointed bathrooms, this home is perfect for families or those seeking ample space for guests.

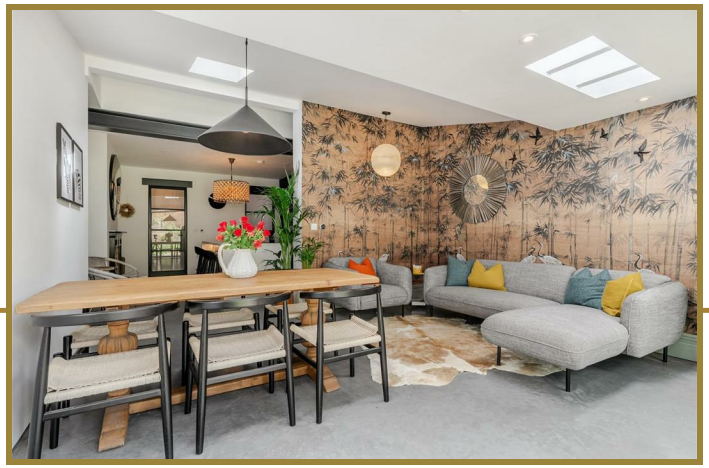
As you enter, you will be greeted by two inviting reception rooms, each designed to create a warm and welcoming atmosphere. The high ceilings throughout the house enhance the sense of space and light, making every room feel airy and open. The well-laid-out design ensures that each area flows seamlessly into the next, providing both comfort and functionality.

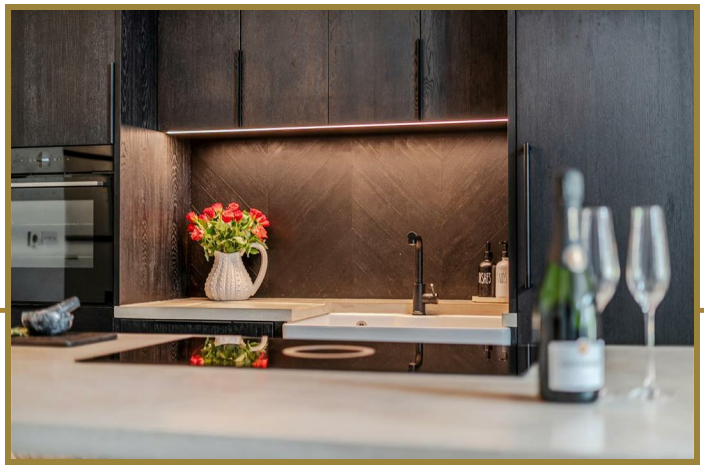
Step outside to discover a lovely south west facing private garden, complete with a decking area and a patio, ideal for entertaining or simply enjoying the outdoors. This tranquil space is perfect for summer barbecues or quiet evenings under the stars.

The property is just a 15-minute walk from Reading railway station, offering fast connections to London Paddington as well as access to the Elizabeth Line.

With its combination of modern renovations and classic charm, this property truly has the wow factor.

It is a rare find in a desirable location, making it an excellent opportunity for anyone looking to settle in Caversham Heights. Don't miss the chance to make this remarkable house your new home.





Entrance Hall
A welcoming entrance sets the tone, opening into a truly stunning home. From here, stairs lead to the upper floors, while the ground level offers access to elegant reception rooms and a beautifully designed open-plan kitchen, dining, and living space.

Living room
At the front of the property, this impressive room features high ceilings, a beautiful bay window, and a stunning fireplace. Generously proportioned, it offers ample space for a wide range of furniture layouts.

Study
Large Crittall-style doors flood the space with natural light, creating a stylish, contemporary feel. There is also ample room for a desk and additional storage.

Cloakroom / Shower room
Half tiled and finished to a high standard, featuring a striking wash basin, WC, and a contemporary shower.

Utility
Located just off the kitchen, this area features a side door providing access to the side of the house. It also offers additional storage along with space for a washing machine and dryer.

Kitchen / dining room / family room
A breathtaking space where attention to detail is paramount. The kitchen is centred around a large island, complemented by a range of high and low-level units, a dedicated coffee station, integrated double oven, and sink. A feature fireplace, underfloor heating and a polished concrete floor add texture and warmth to the room.

The adjoining family area enjoys views over the garden, with sliding doors and twin lantern roof lights flooding the space with natural light—creating the perfect setting for entertaining.

Bedroom 1 and ensuite
This impressive master bedroom truly delivers the wow factor, with natural light pouring in through the bay window and an additional window. A feature fireplace adds warmth and character, enhancing the sense of space and style.

The ensuite is beautifully appointed, featuring an artistic wash basin, a striking feature wall, WC, and a contemporary shower.

Bedroom 2
Situated on the second floor, this room features dual-aspect windows that fill the space with natural light, complemented by attractive wooden flooring. It also benefits from useful eaves storage.

Family Bathroom
A calm, neutral bathroom designed for relaxation, featuring a double sink with storage drawers beneath, a WC, a walk-in shower, and a freestanding bath. This beautifully appointed space is perfect for unwinding.

Bedroom 3
Located on the first floor, this well-appointed room features a striking fireplace that adds texture and character, flanked by fitted floor-to-ceiling wardrobes on either side for excellent storage.

Bedroom 4
Situated on the second floor, this room features wooden flooring, dual-aspect windows that fill the space with natural light, while an architectural feature ceiling adds warmth and character.

Bedroom 5
A perfect additional study space, featuring a large sash window that allows for plenty of natural light and attractive wooden flooring throughout.

Bedroom 6
Located on the second floor, this versatile room is ideal as an additional study space. It also offers the potential to be used as a convenient laundry room, providing flexible options to suit a variety of needs.

Shower room
A vibrant, artistic bathroom featuring striking wall and floor tiles, a wash hand basin with storage beneath, WC, and a modern shower.







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St. Annes Road, Caversham, Reading, RG4

Approximate Area = 2402 sq ft / 223.1 sq m
Limited Use Area(s) = 85 sq ft / 7.8 sq m
Total = 2487 sq ft / 230.9 sq m
For identification only - Not to scale

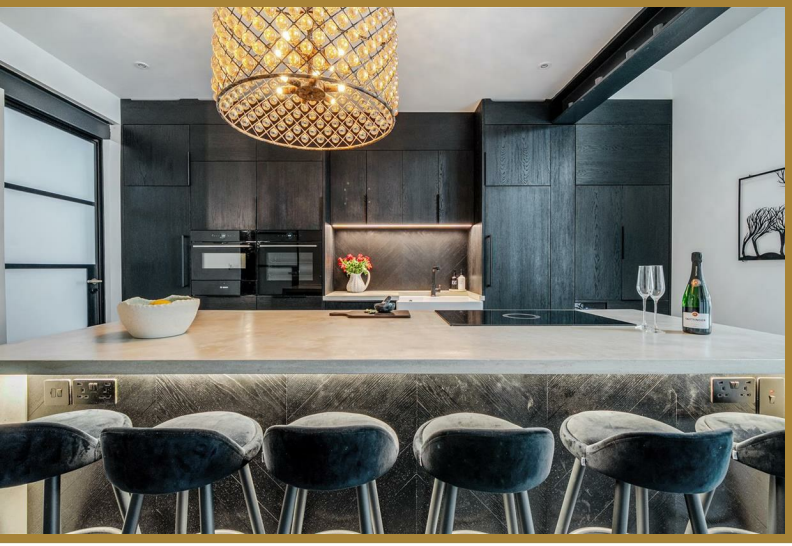


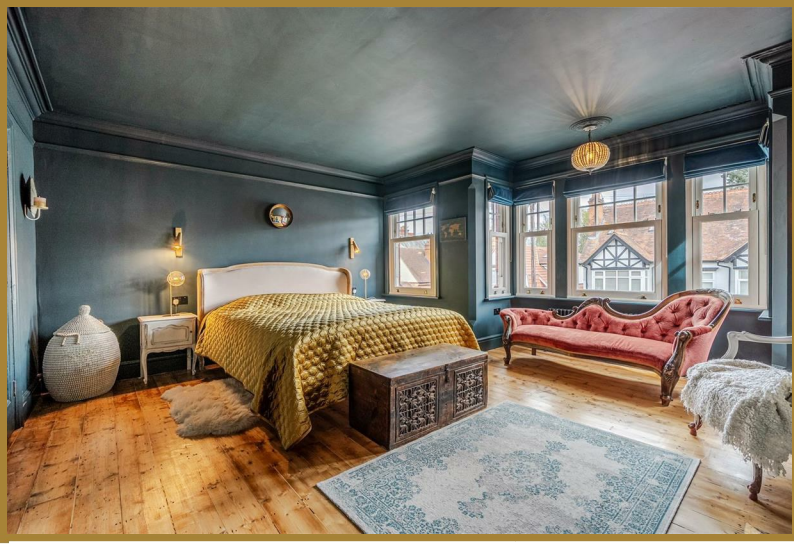
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The Estate Agent People Recommend









IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.