





welcome to

Hawthorne Road, Caversham Reading

An exclusive development of two beautiful new build homes, situated on a leafy residential road in the desirable Caversham suburb of Reading. With parking to front and over 2000 ft2 of living space these are fantastic family homes. Call today to book a viewing, these need to be seen to be believed.





Caversham lies just north of the River Thames and offers a range of shops, cafes, restaurants, and well-regarded schools. Reading Station is located less than a mile from Caversham Bridge and provides direct services to London Paddington in around 25 minutes, along with Elizabeth Line (Crossrail) services for wider connectivity. The surrounding areas, including Emmer Green and the nearby South Oxfordshire countryside, provide access to golf courses, riverside walks, and local leisure facilities such as Mapledurham Gym and Spa.











welcome to

Hawthorne Road, Caversham Reading

- Exclusive development
- · Quiet residential road
- Within 0.2 miles of Micklands Primary School
- High quality finish
- Call today to book a viewing

Tenure: Freehold EPC Rating: Exempt

guide price

£800,000









Please note the marker reflects the postcode not the actual property

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Property Ref: LOE108955 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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