



Charlotte Close, Caversham Heights, Reading, RG4 7BY

£925,000

Walmsley



## Charlotte Close, Caversham Heights, Reading, RG4 7BY

Walmsley Estate Agency are pleased to offer to the market this very spacious modern detached home, situated in a small residual cul de sac in Caversham Heights. The impressive accommodation comprises entrance hall, cloakroom, sitting room, open plan kitchen/dining room, utility room, landing, four first floor double bedrooms, with en-suite to guest bedroom and a family bathroom. Bedroom 1 occupies the whole of the second floor with a superb refitted en-suite shower room. Externally the property benefits from a block paved driveway providing off street parking for two vehicles with potential to increase. The rear garden is enclosed to all boundaries with a raised patio area, a large, decked area, and an area of lawn. EPC rating C. Council tax band G.

Caversham is situated just north of the river Thames, offering a vast array of shops, bars, restaurants, together with excellent schooling. Reading Station servicing London (Paddington 25 minutes and Crossrail services) is within a mile of Caversham Bridge. Emmer Green & Caversham Heights border the South Oxfordshire countryside, with a choice of golf courses and Mapledurham Gym.

\*\*Please be advised the vendor of this property is an employee of Walmsley Estate Agency.\*\*

### Tenure - Freehold





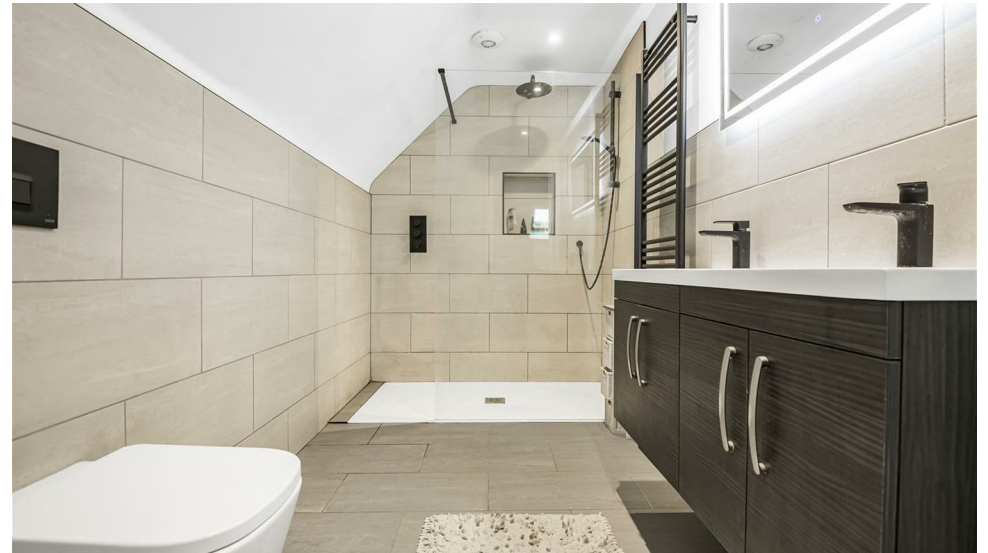
- Caversham Heights Location
- Five Bedrooms
- Detached
- Modern Kitchen
- Open Plan
- Walk to Caversham Centre
- EPC Rating - C
- Council Tax Band - G



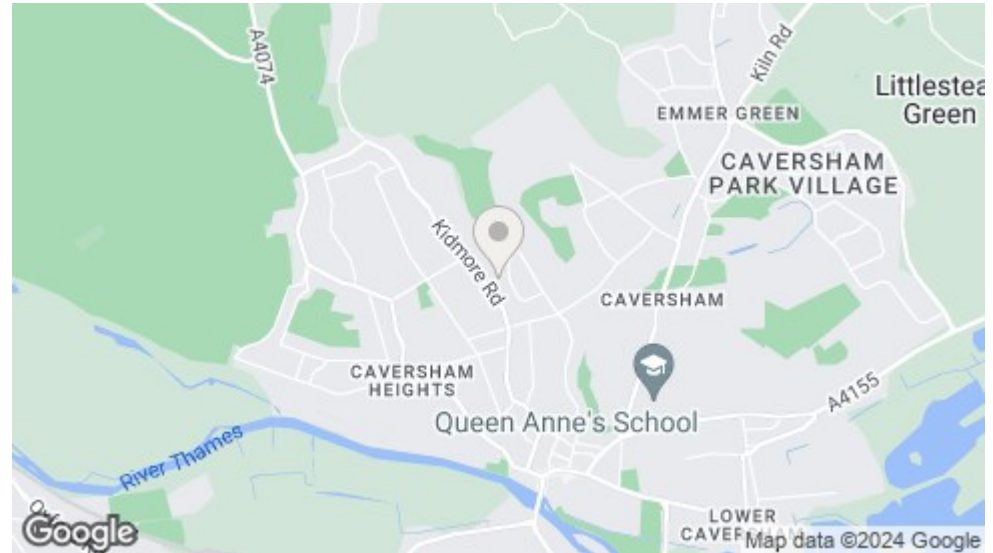
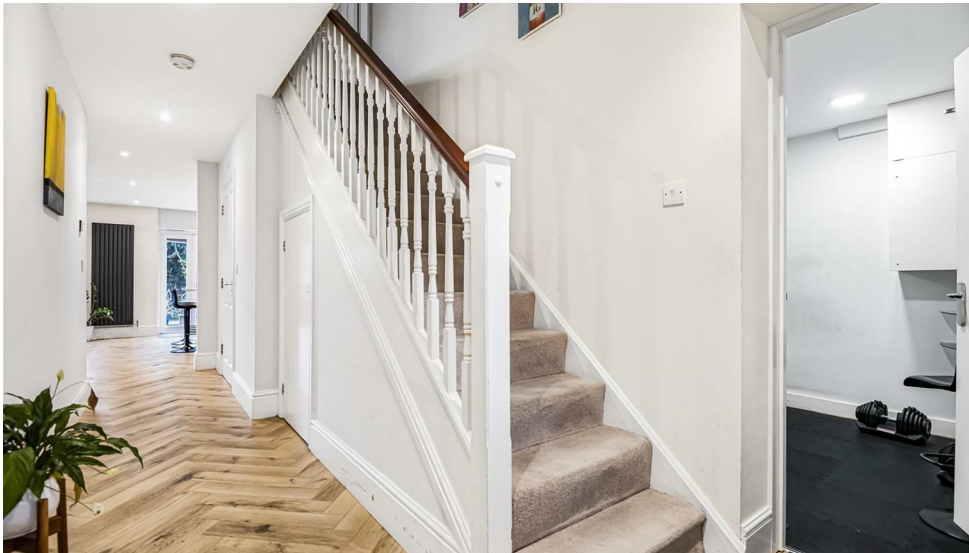
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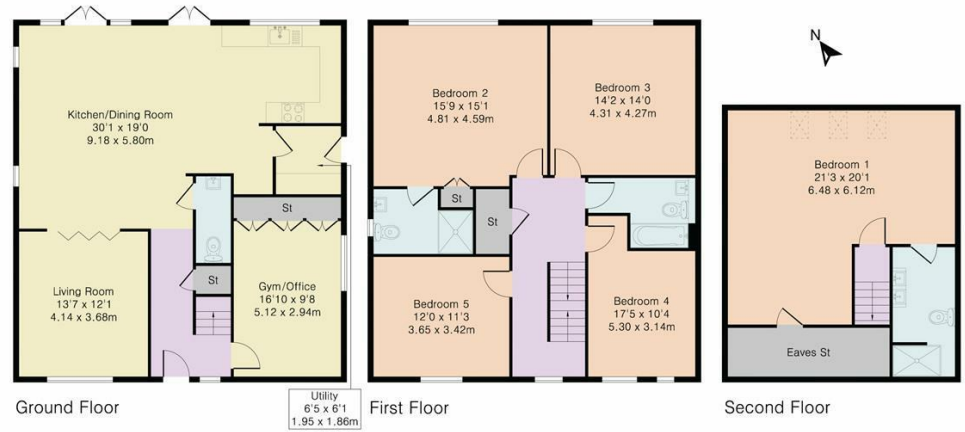








Approximate Gross Internal Area 2435 sq ft – 226 sq m  
 Ground Floor Area 990 sq ft – 92 sq m  
 First Floor Area 990 sq ft – 92 sq m  
 Second Floor Area 455 sq ft – 42 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Important: Walmsley Estate Agents would 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.



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