



Copse Avenue, Caversham, Reading, RG4 6LX

£625,000

Walmsley

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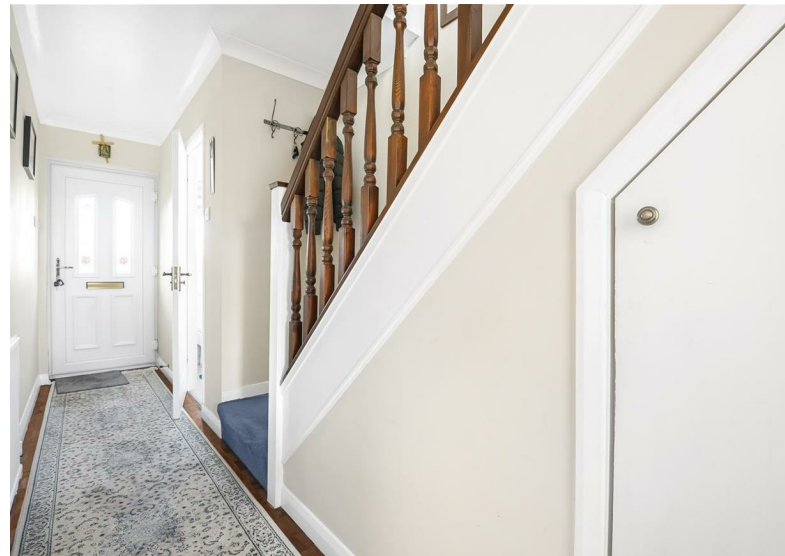
A beautifully maintained and presented detached property situated in a highly sought-after area of Caversham. This well-appointed property features an entrance hall with a convenient under stairs cupboard, cloakroom, attractive sitting room with character fireplace and parquet flooring, dining room with a double-glazed door accessing the garden, modern fitted kitchen, utility room with space for a washing machine and tumble dryer, delightful sun-room overlooking the landscaped garden, three bedrooms all with fitted wardrobes, recently refitted shower room and single garage.

Externally, the property offers a block-paved driveway for parking and garden to side, and a generously sized private and mature rear garden with flower and shrub borders, plus side pedestrian access.

Ideally situated in a popular residential area, the property provides easy access to Reading and Caversham centres, as well as Reading mainline station (Paddington 25 minutes and Elizabeth line). Nearby amenities include Micklands Primary School, bus services, Caversham Lake & Marina, Emmer Green shopping precinct, Clayfield Copse Nature Reserve, and the villages of Sonning on Thames and Playhatch, both with excellent pubs and restaurants. Henley on Thames is also easily accessible. Viewing is highly recommended, and the council tax band is F, with the EPC rating D.

Tenure - Freehold





- Detached property
- Cloakroom
- Three bedrooms
- Driveway
- Extension Potential - subject to planning
- Garage
- Council Tax band F
- EPC D



Approximate Gross Internal Area 1326 sq ft – 123 sq m
 Ground Floor Area 768 sq ft – 71 sq m
 First Floor Area 558 sq ft – 52 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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