



Fraser Avenue, Caversham, Reading, RG4 6RT

£615,000

**Walmsley**



## Fraser Avenue, Caversham, Reading, RG4 6RT

Walmsley Estate Agency are pleased to offer to the market this extended, four/five bedroom link-detached residence, situated in a sought after and peaceful cul de sac location. The impressive accommodation comprises entrance hall, a superb modern kitchen/breakfast room, dual aspect living room, a generous size study/bedroom five, utility room and a modern cloakroom. The spacious landing area provides access to four double bedrooms and a beautifully appointed modern bathroom suite with free standing shower. Externally the property benefits from a generous frontage; with walled front garden and driveway parking for two vehicles, plus an integral garage. The rear garden is enclosed to all boundaries, the majority of which is laid to lawn with flower and shrub borders.

Fraser Avenue is situated at the top end of Caversham Park Village within close proximity of the local recreational park and nature reserve. The area has various pedestrian pathways which provide safe passage to nearby local schools, bus stops and amenities, including Emmer Green Shopping Centre, which offers a range shopping of shopping services. An early viewing is highly recommended. EPC rating D. Council tax band E.

### Tenure - Freehold





- Extended detached house
- Excellent presentation
- Four/five bedrooms
- Modern kitchen and bathroom
- Garage
- Driveway parking
- EPC D
- Council Tax Band E

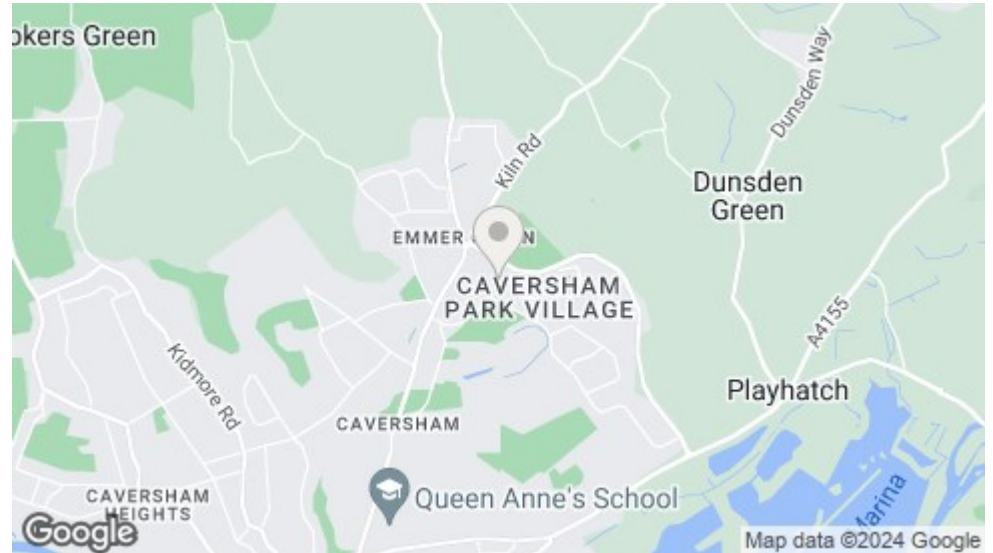


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Approximate Gross Internal Area 1641 sq ft – 153 sq m  
 Ground Floor Area 1007 sq ft – 94 sq m  
 First Floor Area 634 sq ft – 59 sq m



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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