



Winterberry Way, Caversham, Heights, RG4 7XA

£825,000

Walmsley

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Walmsley Estate Agency are pleased to offer to the market this most attractive detached family home with far reaching views of the open fields. The property comprises – entrance hallway, cloakroom, study, sitting room, dining room, modern kitchen/ breakfast room, utility, landing, 4 bedrooms with en-suite to the master bedroom and family bathroom. Externally the property benefits from a generous size landscaped garden and double garage with driveway parking.

Caversham Heights is an ideal location for those who require good transport links with access to motorways and a mainline train station that offers a direct service to Paddington, plus the newly opened Elizabeth line. The area has a variety of good schools, including both state and private options, as well as two highly regarded grammar schools in Reading centre. Separated from Reading by the River Thames, Caversham offers a range of amenities, including shops, a library, golf clubs, several restaurants, and excellent schools. Viewings are highly recommended. Council tax band G. EPC Rating E.

Tenure - Freehold

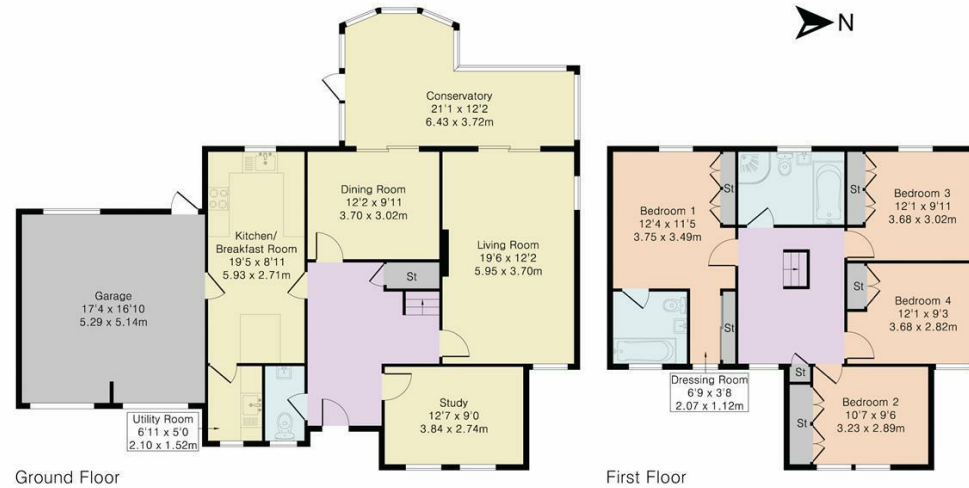




- Detached Family Home
- Four Reception Rooms
- Modern Kitchen/Breakfast Room
- Large Conservatory
- Double Garage
- Caversham Heights

 4  2  4  E

Approximate Gross Internal Area 2160 sq ft – 201 sq m
 Ground Floor Area 1384 sq ft – 129 sq m
 First Floor Area 776 sq ft – 72 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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