



South View Avenue, Caversham, Reading, RG4 5AB

£815,000

Walmsley

## South View Avenue, Caversham, Reading, RG4 5AB

We are pleased to offer this stunning five-bedroom period property, radiating character and charm, on a highly regarded road in Caversham. Boasting an array of features, this extended residence spans three floors, offering spacious and versatile living spaces.

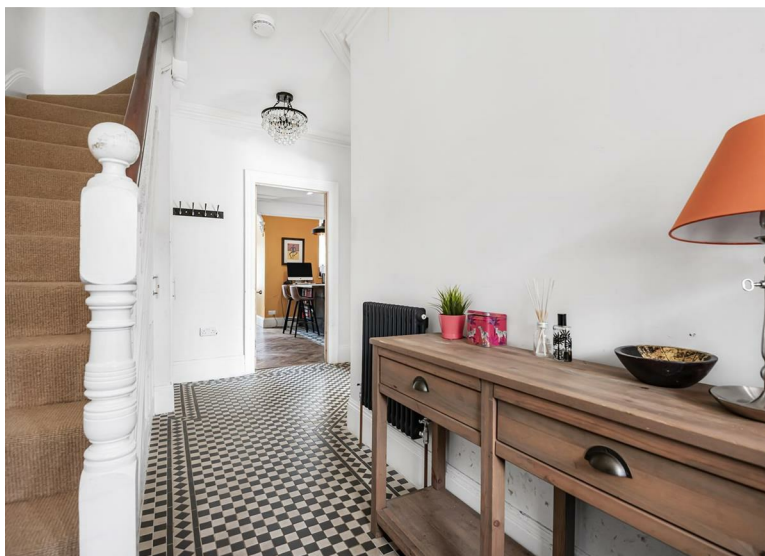
The accommodation comprises entrance hall, bay-fronted sitting room, large open-plan living area, adorned with a striking brick wall. This inviting space seamlessly integrates living room with a wood burner, a contemporary kitchen boasting a breakfast island, and a dining area featuring bi-fold doors that lead to the garden. A games area with a vaulted ceiling adds a delightful touch of uniqueness to the space. Adjacent to the kitchen lies a convenient utility room. The first floor comprises four bedrooms and a modern bathroom suite. A second staircase leads to bedroom 5 on the second floor with contemporary bathroom with roll-top bath and separate shower.

Outside, the property boasts an impressive mature garden stretching over 100ft, predominantly laid to lawn with a spacious patio seating area and large workshop, perfect for outdoor entertaining. Additionally, driveway parking accommodates two vehicles.

Southview Avenue, residents enjoy easy access to the vibrant Caversham centre, brimming with shops, restaurants, and amenities. For commuters, Reading town centre and mainline station are within walking distance, providing direct links to London Paddington and Cross Rail services, facilitating seamless connections to the capital and beyond. Viewing highly recommended. EPC rating D. Council Tax Band E.

## Tenure - Freehold





- Extended period property
- Superb open plan living space
- Character features
- Five bedrooms
- Large rear garden
- Driveway parking







Approximate Gross Internal Area 2138 sq ft – 199 sq m  
 Ground Floor Area 922 sq ft – 86 sq m  
 First Floor Area 590 sq ft – 55 sq m  
 Second Floor Area 398 sq ft – 37 sq m  
 Outbuilding Area 228 sq ft – 21 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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