



Matlock Road, , Caversham Heights, RG4 7BP

£875,000

Walmsley

## Matlock Road, , Caversham Heights, RG4 7BP

An individual character property, situated on a sought after road in Caversham Heights. The property has been tastefully expanded to offer a spacious and well-organised family home. It has also been renovated to a high standard with beautiful presentation to all rooms. The accommodation includes - reception hall, two attractive reception rooms, a fantastic kitchen/breakfast/family room, cloakroom, and newly upgraded bathroom and shower facilities with underfloor heating and four generous bedrooms.

To the front of the property there is parking for one vehicle and access to the garage, with a handy connection to the kitchen. The back garden is a standout feature, measuring approximately 80 feet in length. It offers a high level of privacy and enjoys plenty of sunlight from a south west direction. A paved terrace leads to a well-maintained lawn surrounded by mature trees and shrubs.

Matlock Road is a sought-after location, conveniently accessible to Reading mainline railway station and just a short walk from Caversham's vibrant center, featuring a variety of excellent restaurants and bars. The local schools within the catchment area have earned outstanding Ofsted ratings, and Highdown Academy Secondary School has a strong reputation. Viewing recommended. EPC Rating C. Council Tax Band F.

## Tenure - Freehold

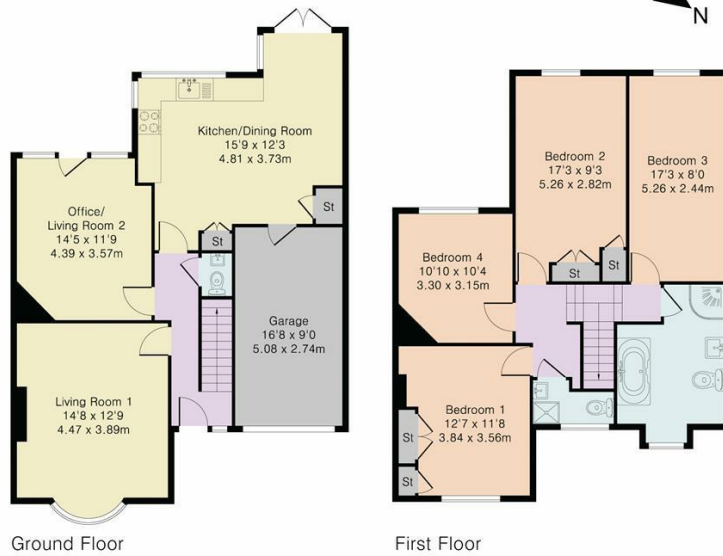




- Renovated to High Standard
- Garage
- Four Bedrooms
- Approx 80ft Garden
- EPC Rating C
- Council Tax Band F

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Approximate Gross Internal Area 1674 sq ft – 155 sq m  
 Ground Floor Area 897 sq ft – 83 sq m  
 First Floor Area 777 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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