



Henley Road, Caversham, Reading, RG4 6DJ

£575,000

Walmsley

## Henley Road, Caversham, Reading, RG4 6DJ

Walmsley Estate Agency is delighted to present this generously sized 1930s semi-detached residence, located on a sought-after street in Caversham. The property boasts an impressive and meticulously maintained interior, featuring an entrance hall, a bay-fronted sitting room with feature open fire, a separate dining room, a modern shaker-style kitchen, a utility area equipped with space for a tumble dryer and an American-style fridge freezer, a cloakroom, a landing, three distinct bedrooms, and a contemporary family bathroom suite.

Externally, the residence offers a front garden and driveway parking for two vehicles, with the potential for additional parking spaces. The rear of the property features a spacious enclosed garden, predominantly laid to lawn with well-maintained flower and shrub borders, a patio area, and a charming timber summer house.

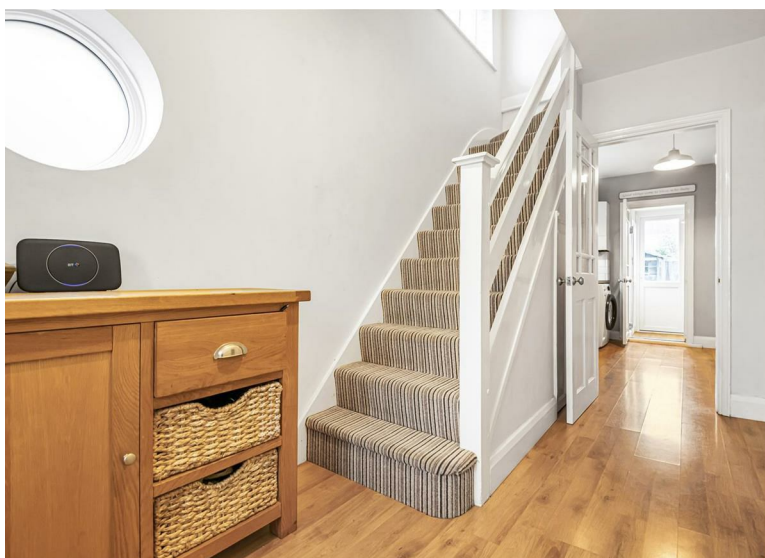
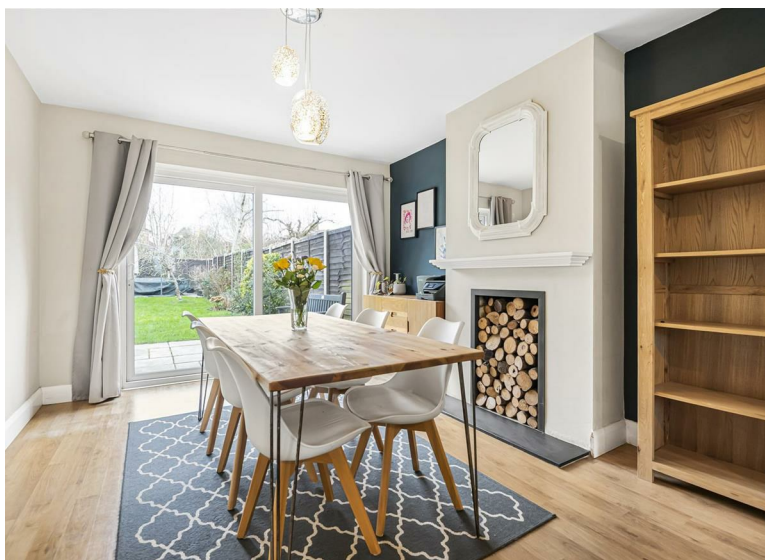
The unique design and layout of these properties, combined with the ample loft and outdoor space, present significant opportunities for extension and conversion. The lapsed planning permission includes a single-storey side and rear extension, complemented by a certificate of lawfulness for loft space conversion. This loft alteration involves a hipped-gable roof alteration, a rear dormer, two front rooflights, and a side window.

The property falls under Council Tax Band D, and it has an Energy Performance Certificate (EPC) rating of D.

For further details on the planning permission, you can refer to the Reading Borough Council planning portal: [https://planning.reading.gov.uk/fastweb\\_PL/results.asp](https://planning.reading.gov.uk/fastweb_PL/results.asp)

## Tenure - Freehold





- Excellent presentation
- Two reception room
- Previous consent granted for extension and loft conversion
- Three bedrooms
- Cloakroom
- Generous rear garden



Approximate Gross Internal Area 1100 sq ft – 102 sq m  
 Ground Floor Area 570 sq ft – 53 sq m  
 First Floor Area 530 sq ft – 49 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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