



**P**  
Mon - Fri  
9 am - 5.30 pm  
Permit  
holders **OIR**  
or  
2 hours  
No return  
within 2 hours  
At other times  
and Sat & Sun  
Permit holders  
**OIR** only

Cromwell Road, Caversham, Reading, RG4 5EB

£475,000

**Walmisley**

## Cromwell Road, Caversham, Reading, RG4 5EB

Walmsley Estate Agency are pleased to offer to the market this superb example of a gabled end terrace Victorian home, benefiting from a contemporary rear extension. The accommodation comprises entrance hall, bay fronted sitting room, a superb open plan kitchen/dining/ living area with Velux windows. Bi-fold doors and a high gloss kitchen. The first-floor benefits from two double bedrooms and a beautiful first floor separately approached luxurious bathroom with contemporary roll top bath and walk in double shower.

Externally the property benefits from a mature enclosed rear garden and potential for off-street parking.

Situated on Cromwell Road, this property is strategically positioned in the heart of Caversham. A brief stroll takes you to the town centre, offering a diverse array of shops and services, including a doctors' surgery, dental practice, and gyms. Nature enthusiasts will appreciate the proximity to Christchurch Meadow and the picturesque River Thames.

For commuters, reading town centre and reading mainline station are easily accessible on foot. The mainline station provides a direct line to London Paddington and upcoming Cross Rail services, ensuring seamless connections to the capital and beyond. Council tax band C. EPC rating D.

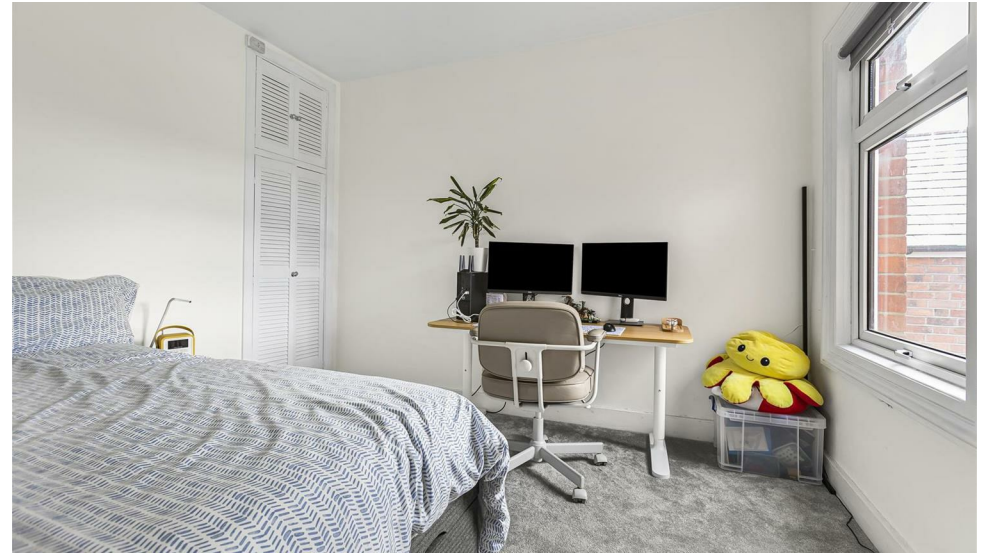
## Tenure - Freehold

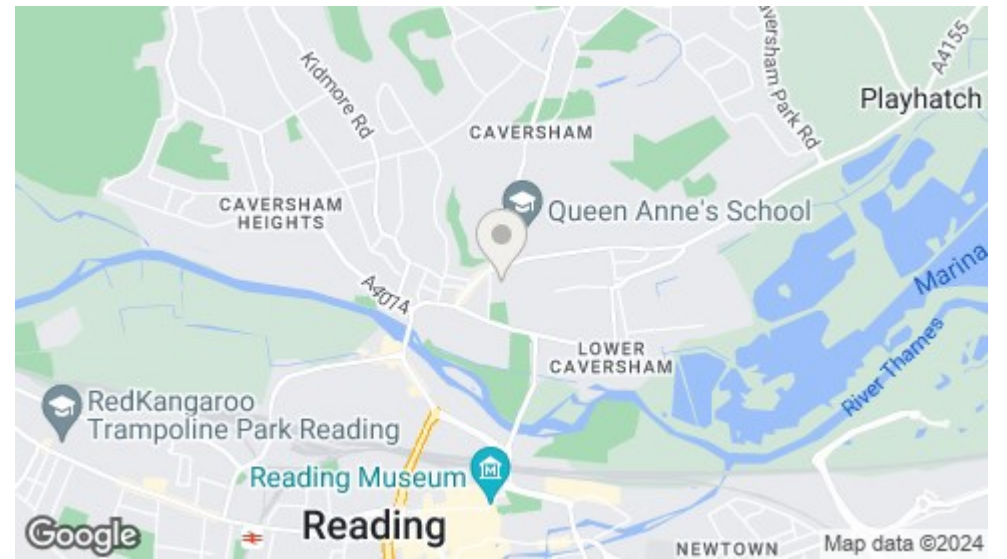




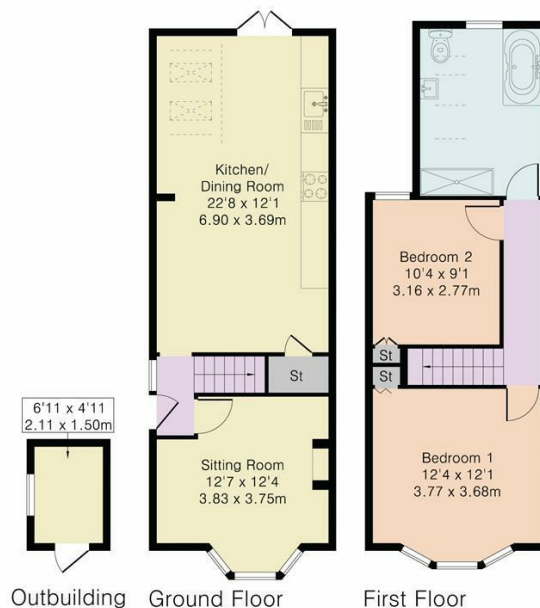
- End of terrace property
- Extended accommodation
- Two reception rooms
- Two bedrooms
- Separate first floor bathroom
- Parking
- EPC D
- Council Tax C







Approximate Gross Internal Area 902 sq ft – 83 sq m  
 Ground Floor Area 457 sq ft – 42 sq m  
 First Floor Area 411 sq ft – 38 sq m  
 Outbuilding Area 34 sq ft – 3 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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