



Henley Road, Caversham, Reading, RG4 6DJ

£575,000

Walmsley

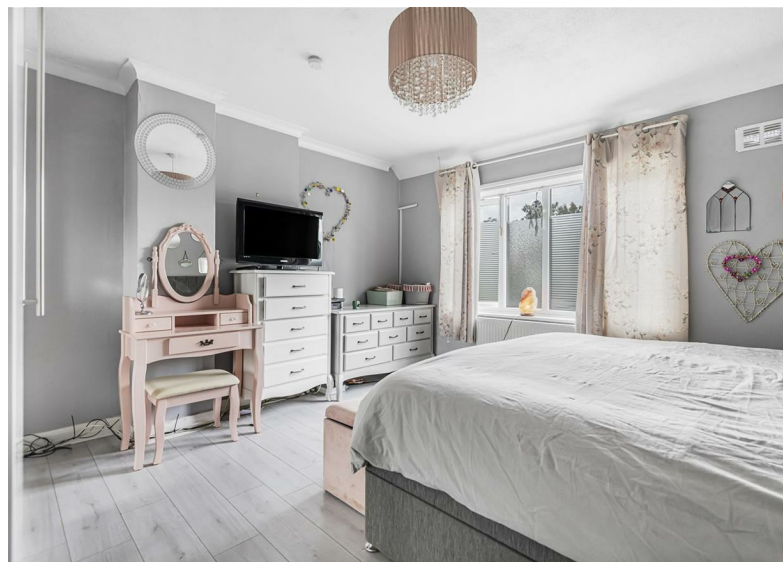
## Henley Road, Caversham, Reading, RG4 6DJ

Walmsley Estate Agency is delighted to present this generously sized 1930s semi-detached residence, located on a sought-after road in Caversham, within close proximity of nearby shops and schools. The accommodation comprises entrance hall, a bay-fronted sitting room, a separate dining room with French doors that open onto garden patio, a modern kitchen, utility area, landing, three bedrooms and a contemporary family shower room.

Externally, the property benefits from a generous frontage, partially enclosed via brick wall with blocked paved driveway parking. The rear of the property features a private and enclosed garden with a paved seating area and an area of lawn. Council tax band D. EPC rating D. Viewing highly recommended.

Tenure - Freehold





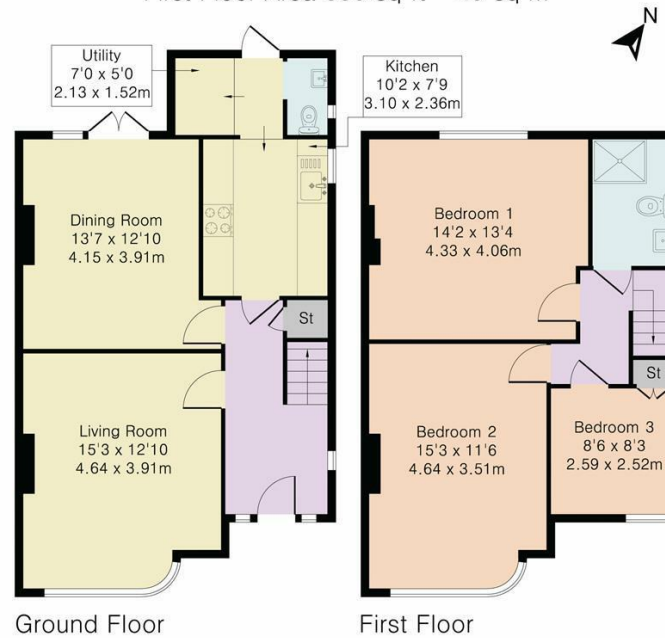
- Bay-fronted semi detached home
- Cloakroom
- Modern kitchen and bathroom
- Two reception rooms
- Driveway parking

3 1 2 D





Approximate Gross Internal Area 1115 sq ft – 103 sq m  
 Ground Floor Area 585 sq ft – 54 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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