



Harrogate Road, Caversham Heights, Reading, RG4 7PN

£795,000

**Walmsley**

## Harrogate Road, Caversham Heights, Reading, RG4 7PN

A fine period 4 bedroom semi detached property, in a sought after residential area close to amenities, recreational parks and Caversham centre. This well presented character home has accommodation over three stories comprising - hall, sitting room, dining room, breakfast room, fitted kitchen, 4 spacious bedrooms, and family bathroom. Externally there is a private level rear garden and gated frontage. Harrogate Road is within easy access of Caversham's vibrant centre. Bus services are close by with Reading mainline station and town centre easily accessed. The area is renowned for stunning walks and bike rides that lead through Mapledurham countryside. Viewing recommended. Council Tax band F. EPC E

Tenure - Freehold

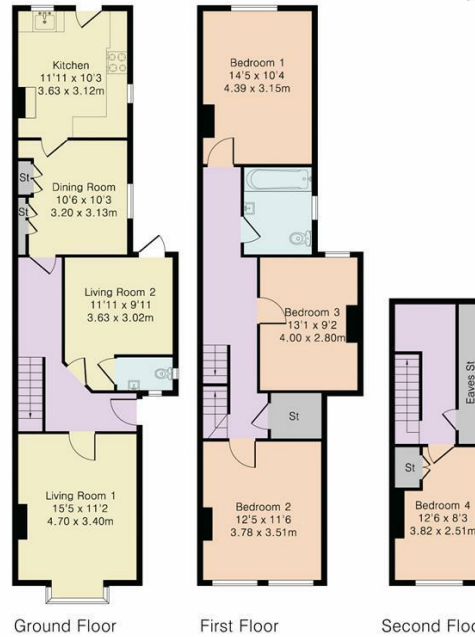




- Character 4 bedroom property
- Well presented accommodation
- Sought after location
- Convenient for amenities and centre
- Bus services close by
- Vacant possession

4 1 3 E

Approximate Gross Internal Area 1359 sq ft – 126 sq m  
 Ground Floor Area 601 sq ft – 56 sq m  
 First Floor Area 576 sq ft – 53 sq m  
 Second Floor Area 182 sq ft – 17 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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