



Mayfield Drive, Caversham, Reading, RG4 5JR

£575,000

Walmsley

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Walmsley Estate Agency is pleased to offer to the market this very well-presented and extended four-bedroom 1930s semi-detached property, situated on a popular residential drive in Caversham. The impressive accommodation comprises an entrance hall, bay-fronted sitting room with fireplace, open-plan kitchen/dining room leading onto a family room with invisifold doors leading onto the garden, rear lobby with laundry cupboard, modern shower room with WC, landing with access to useable attic space via loft ladder, four separately approached bedrooms, and a modern family bathroom. Externally, the property benefits from driveway parking for two vehicles. To the rear, there is a large enclosed garden, mostly laid to lawn with established flower and shrub borders, a raised patio terrace, and a further decked seating area at the end of the garden. Viewing highly recommended.

Mayfield Drive is a wellregarded, nothrough road, approximately 1.7 miles from Caversham and Reading. Nearby amenities include shops, schools, and bus services. Viewing is recommended. Council Tax Band D. EPC rating C.

Tenure - Freehold

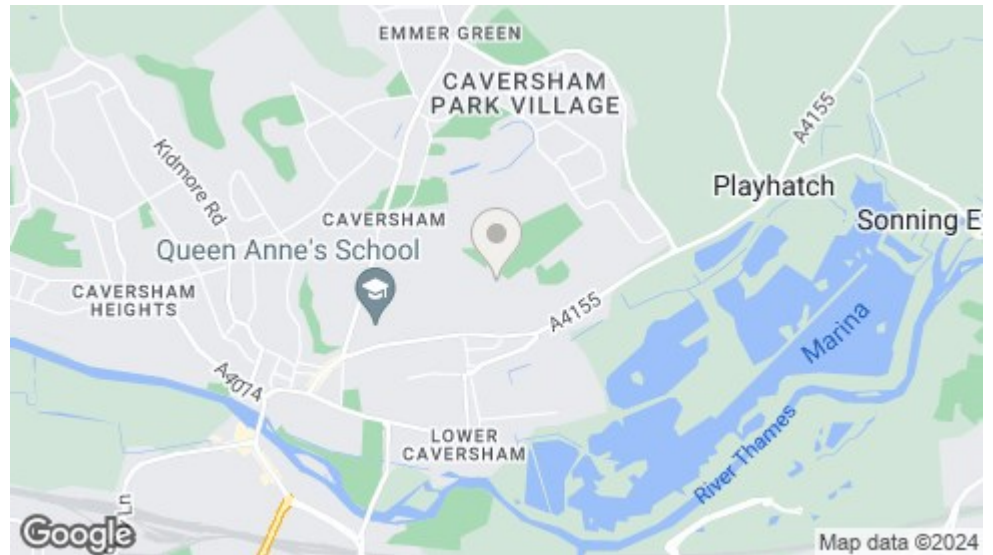




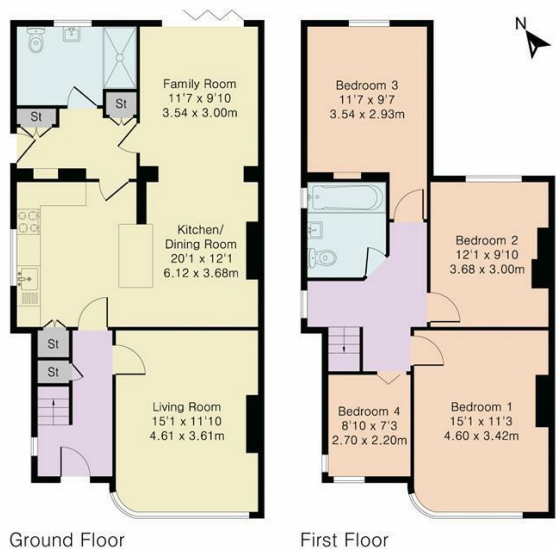
- Extended semi-detached family home
- Two reception rooms
- Kitchen/dining room
- Downstairs shower room
- Four bedrooms
- Driveway parking
- Large rear garden

 4  2  2  C





Approximate Gross Internal Area 1396 sq ft – 130 sq m
 Ground Floor Area 764 sq ft – 71 sq m
 First Floor Area 632 sq ft – 59 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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