



Fernbrook Road, Caversham, Reading, RG4 7HG

£769,500

Walmsley



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Walmsley Estate Agency is pleased to offer to the market this superb four-bedroom, extended family home, situated in the highly regarded area of Caversham Heights. The impressive accommodation comprises an entrance hall, cloakroom, bay-fronted sitting room, open-plan kitchen/dining/family room with breakfast island, landing, three first-floor bedrooms, modern family bathroom suite, staircase leading to the second-floor master suite with en-suite facilities and storage. Externally, the property benefits from a mature, generous enclosed rear garden, the majority of which is laid to lawn with a patio seating area and side access. The front of the property benefits from an attractive and mature garden with a block-paved driveway providing parking for two vehicles. Further benefits include, walking distance of Albert Road Park and The Heights Primary School.

Caversham is situated just north of the River Thames, offering a vast array of shops, bars, restaurants, together with excellent schooling. Reading Station, servicing London (Paddington 25 minutes and Crossrail services), is within a mile of Caversham Bridge. Emmer Green & Caversham Heights border the South Oxfordshire countryside, with a choice of golf courses and Mapledurham Gym. Council tax band E. EPC rating D.

<https://moverly.com/sale/8LqZ5j1raPqM9KSZ7ksaZR/view>

### Tenure - Freehold





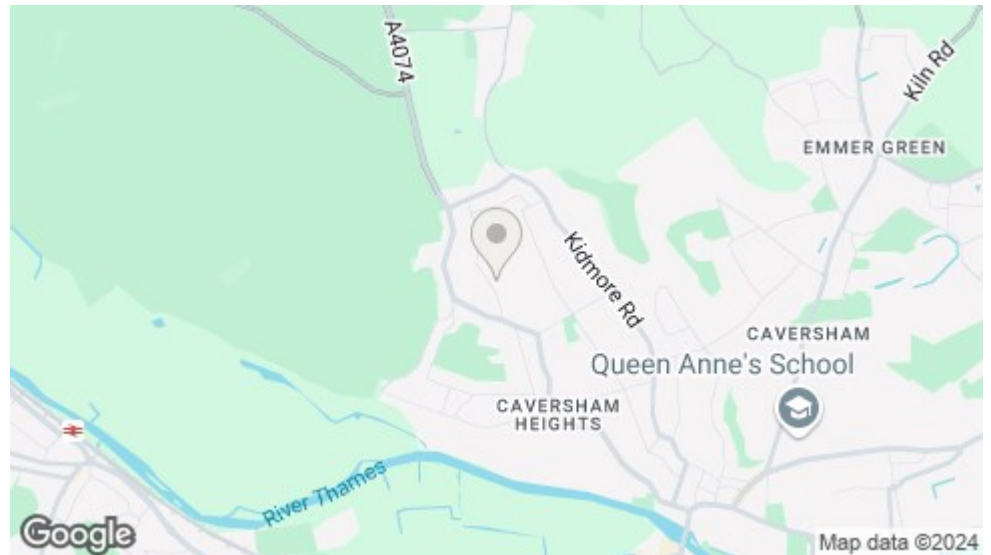


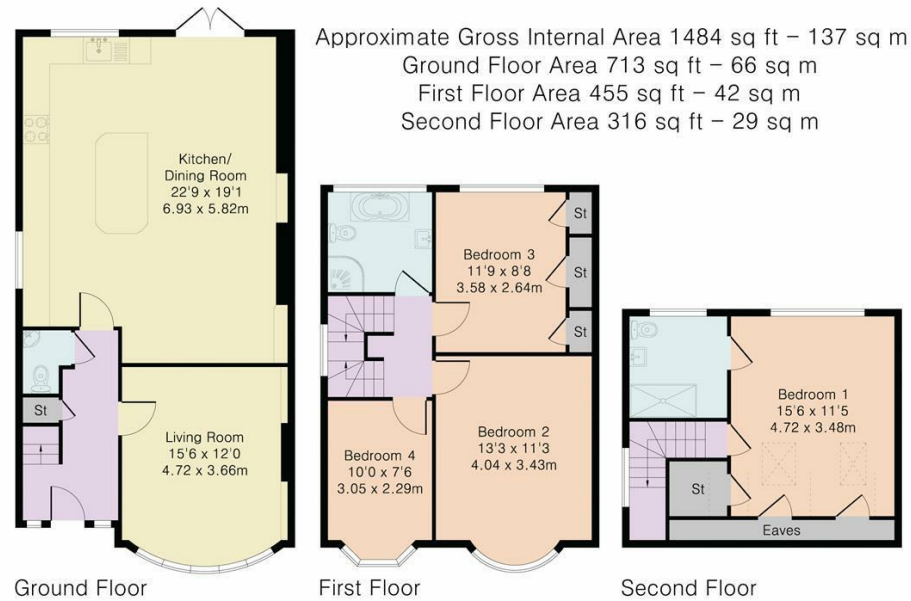
- Caversham Heights area
- The Heights School catchment
- Four bedrooms
- Extended accommodation
- Large rear garden
- Driveway parking

 4  2  2  D









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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