



Yale

Donegal Close, Caversham, Reading, RG4 5DT

£445,000

Walmsley

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Walmsley Estate Agency are pleased to offer to the market this spacious family home, benefitting from a two-storey rear extension and front extension, situated in a residential cul-de-sac. The impressive accommodation comprises entrance hall, kitchen/breakfast room, living/dining room, landing, three double bedrooms, separate shower, and family bathroom. Externally the property benefits from front garden, off street parking for two vehicles and a low maintenance, south-facing, rear garden with far reaching views.

Situated within 0.6 miles of Caversham centre; with its comprehensive shopping facilities, restaurants and bus services that lead to Reading mainline station (Paddington 25 minutes). Other facilities within the immediate area are schools at both Primary and secondary level, golf courses and country walks through Hemdean Valley. Viewing highly recommended. EPC rating C. Council tax band C.

<https://moverly.com/sale/GDrjZEqRX1ZgkFK53a7Lur/view>

Tenure - Freehold





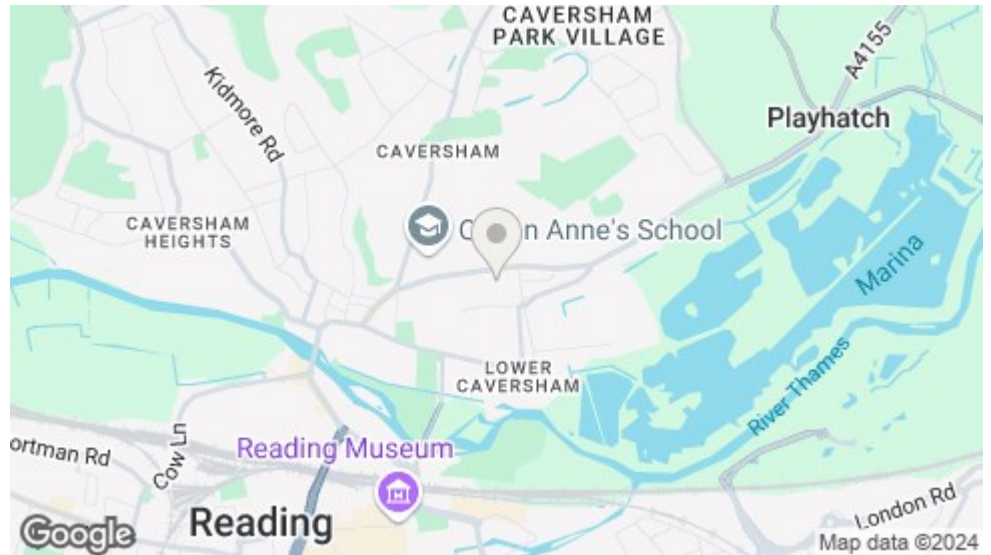
- Popular Caversham area
- Two-tier rear extension
- Kitchen/breakfast room
- Three large bedroom
- Parking
- Landscaped rear garden

 3  2  1  C

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Approximate Gross Internal Area 988 sq ft – 92 sq m
 Ground Floor Area 490 sq ft – 46 sq m
 First Floor Area 498 sq ft – 46 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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