



Clifton Park Road, Caversham, Reading, RG4 7PD

£825,000

Walmsley

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Walmsley Estate Agency are pleased to offer to the market this impressive bay-fronted detached family home, with scope for extension and conversion, subject to the usual consents and permissions. This sought after family home enjoys elevated views of Reading and is situated on a highly regarded road in Caversham, within walking distance of the town centre and station. The accommodation boasts generous living accommodation comprising entrance porch, entrance hall, bay-fronted living room with fire place, dual aspect dining room with door leading to garden, kitchen, side lobby, landing, three double bedrooms and a family bathroom suite with separate WC. Further benefits include a mature front garden, a stunning, mature enclosed rear garden, garage and driveway parking. EPC rating E. Council Tax Band E

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.

<https://moverly.com/sale/EB2qBXoMp2PQb13Am9mcJs/view>

Tenure - Freehold

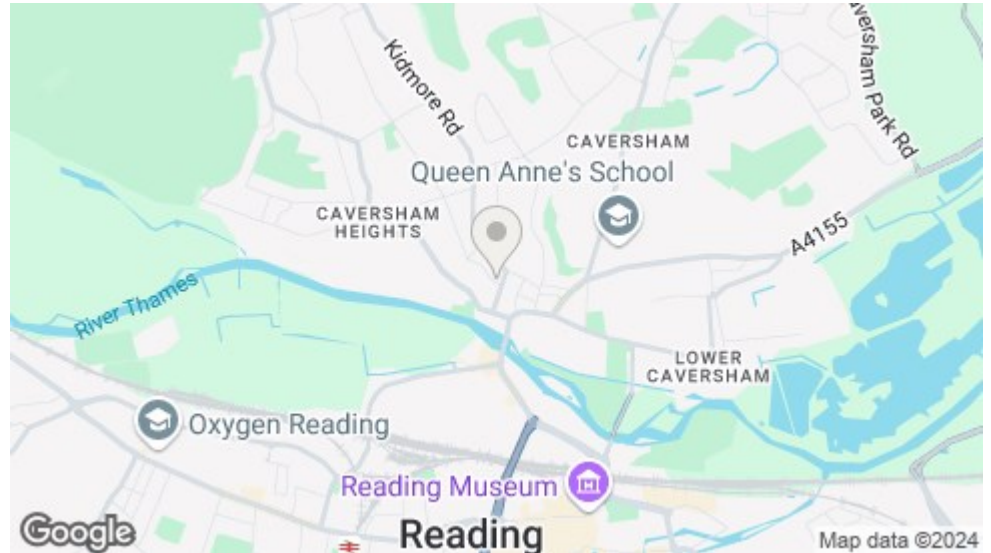




- Period detached property
- Elevated views over Reading
- Scope to extend and potentially convert (subject to the usual consents)
- Two impressive reception rooms
- Mature rear garden
- Driveway and garage

 3  1  2  E





Approximate Gross Internal Area 1659 sq ft - 154 sq m

Ground Floor Area 843 sq ft – 78 sq m

First Floor Area 691 sq ft – 64 sq m

Garage Area 125 sq ft – 12 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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