



Woodford Close, Caversham, Reading, RG4 7HN

£700,000

Walmsley

Woodford Close, Caversham, Reading, RG4 7HN

A modern family home, situated in a highly popular residential location, convenient for many amenities and outdoor pursuits. The generous accommodation comprises an entrance hall, WC, shower room, living room, dining room, conservatory, kitchen, landing, 4 generous bedrooms, a family bathroom and an internal and attached garage. Externally, the property benefits from an attractive front garden, parking for several vehicles, an attached garage with store room, and a generous size enclosed rear garden. EPC rating D. Council tax band F.

Caversham Heights is an ideal location for those who require good transport links with access to motorways and a mainline train station that offers a direct service to Paddington, plus the newly opened Elizabeth line. Additionally, the property is just a short walk from the Reading Transport bus stop on Woodcote Road, located at the end of the footway link from Woodford Close. The area has a variety of good schools, including both state and private options, as well as two highly regarded grammar schools in Reading centre. Separated from Reading by the River Thames, Caversham offers a range of amenities, including shops, a library, golf clubs, several restaurants, and excellent schools. Viewings are highly recommended. NO ONWARD CHAIN.

<https://moverly.com/sale/F48kckxR2U8LVKWgxB47Nw/view>

Tenure - Freehold



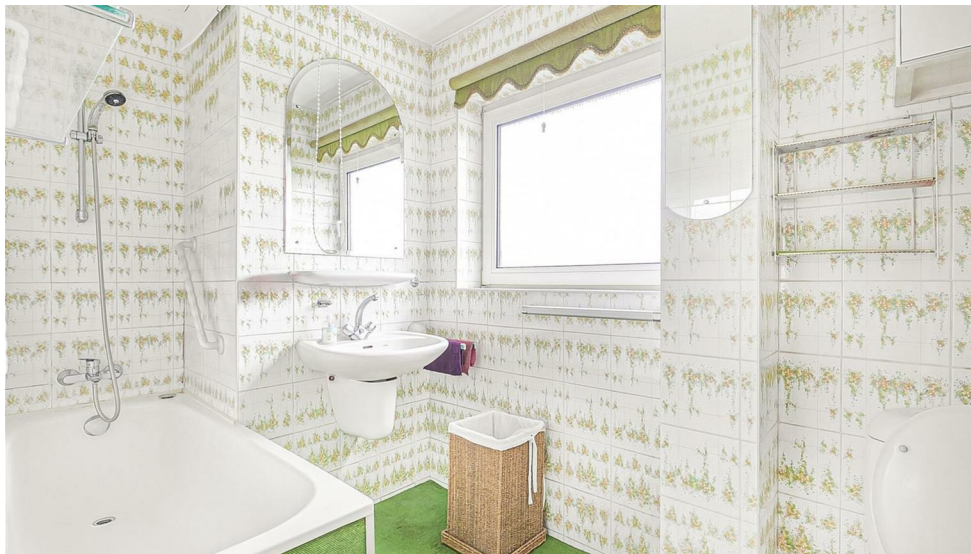


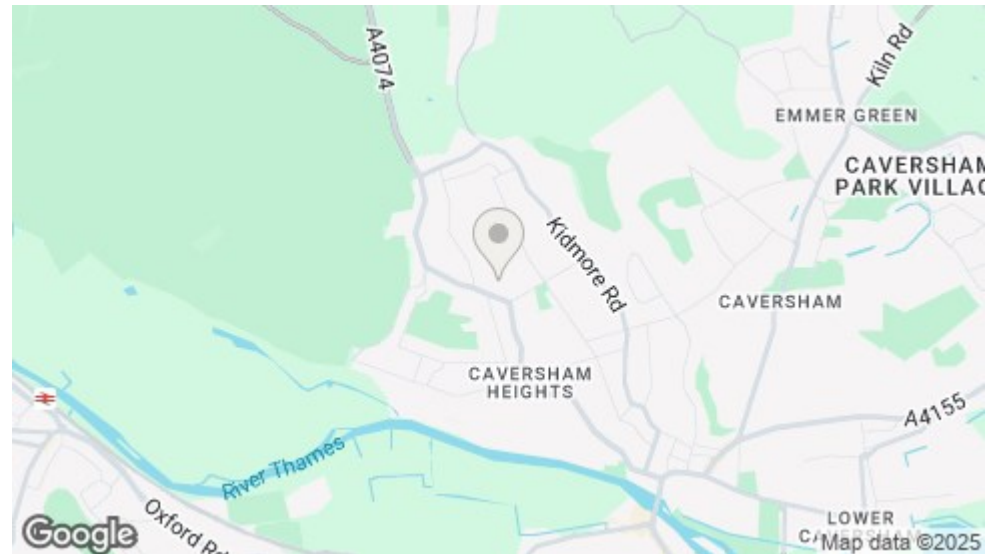
- Space for 2/3 cars on driveway
- Cul-de-sac location
- Two Garages
- Scope to extended (subject to the usual consents)
- Tax Band F
- EPC D

 4
  1
  3
  D

RESIDENTIAL SALES • LETTINGS • PROPERTY MANAGEMENT • NEW HOMES







Approximate Gross Internal Area 1920 sq ft - 179 sq m

Ground Floor Area 1190 sq ft – 111 sq m

First Floor Area 730 sq ft – 68 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.



9-11 Bridge Street, Caversham, Reading, RG4 8AA

Email: cavershamsales@walmsley.co.uk www.walmsley.co.uk

0118 947 0511

Walmsley