



Woodberry Close, Caversham, Reading, RG47QG

£640,000

Walmsley

Woodberry Close, Caversham, Reading, RG4 7QG

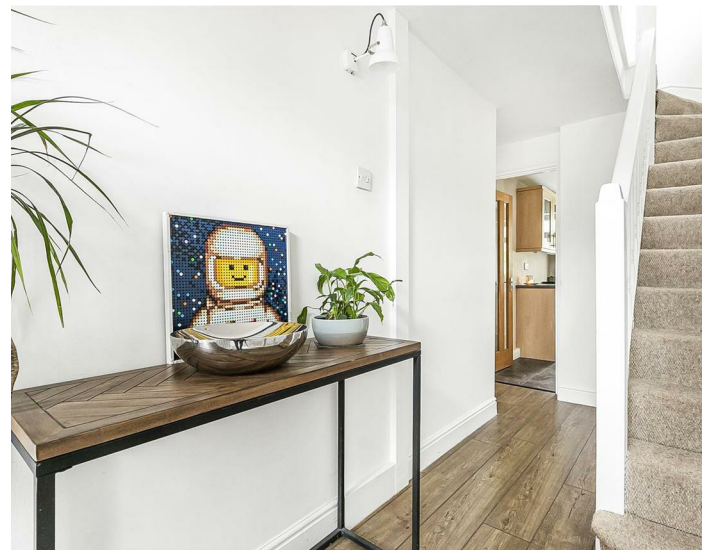
A fine example of a semi-detached home, situated in a sought-after cul-de-sac. The accommodation comprises entrance hall, WC, bay-fronted living room, separate dining room, extended kitchen, warm roof conservatory conversion with vaulted ceiling and Velux windows, landing, three first-floor bedrooms and a large family bathroom suite with separate shower. A particular noteworthy point about this property is the larger than average, private, corner plot mature garden, the majority of which is laid to lawn with flower and shrub borders. Further benefits include driveway parking and attached garage.

Situated within close proximity 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- C

Tax Band - E

Tenure - Freehold





- Extended semi-detached home
- Corner garden plot
- Well-presented accommodation
- WC
- Driveway parking
- Garage

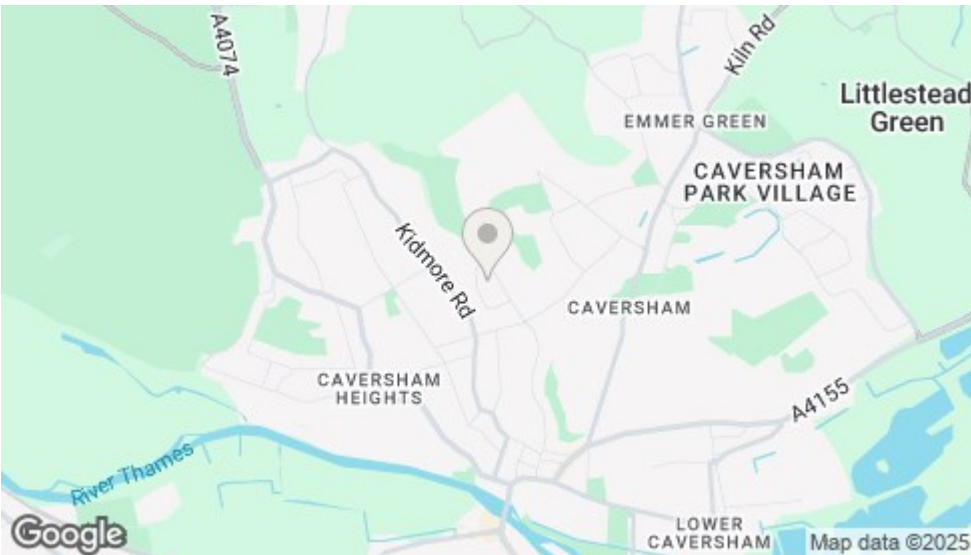


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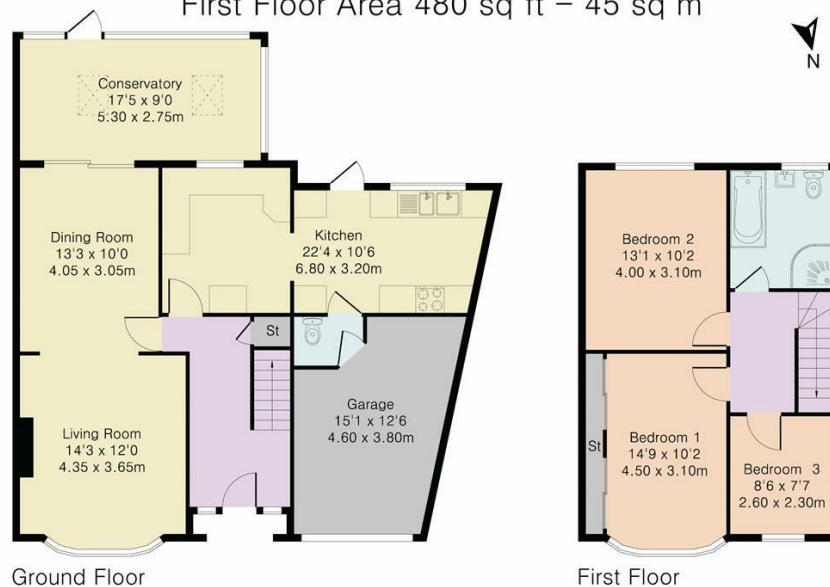




Approximate Gross Internal Area 1449 sq ft - 135 sq m

Ground Floor Area 969 sq ft – 90 sq m

First Floor Area 480 sq ft – 45 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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