



Wilwyne Close, Caversham, Reading, RG4 5EP

£700,000

Walmsley

Wilwyne Close, Caversham, Reading, RG4 5EP

A well-presented detached family residence, peacefully situated in a cul-de-sac and accessed via one of Caversham's most sought-after private roads. This spacious and well-balanced home features an inviting entrance hall, a cloakroom, a generous 25ft sitting room, a 12'8 family room, and a well-appointed kitchen/breakfast room. The kitchen leads to a separate laundry/utility room, equipped with hot and cold running water, plumbing, and space for a washing machine and dryer, with doors providing access to the side walkway and integral garage. Upstairs, the first-floor landing leads to three double bedrooms, a balcony area, a WVC, and a family bathroom. Externally, the property benefits from a private driveway with ample parking, an integral garage, and an enclosed rear garden, predominantly laid to lawn with a large patio area and convenient side access.

Wilwyne Close offers excellent access to local shops, bus services, and amenities, as well as Caversham centre and Reading mainline station. **Viewing is highly recommended. **

**Council Tax Band: F | EPC Rating: D | No onward chain. **

<https://moverly.com/sale/gPHNWtbYVGfQnhaN9SGAv/view>

Tenure - Freehold



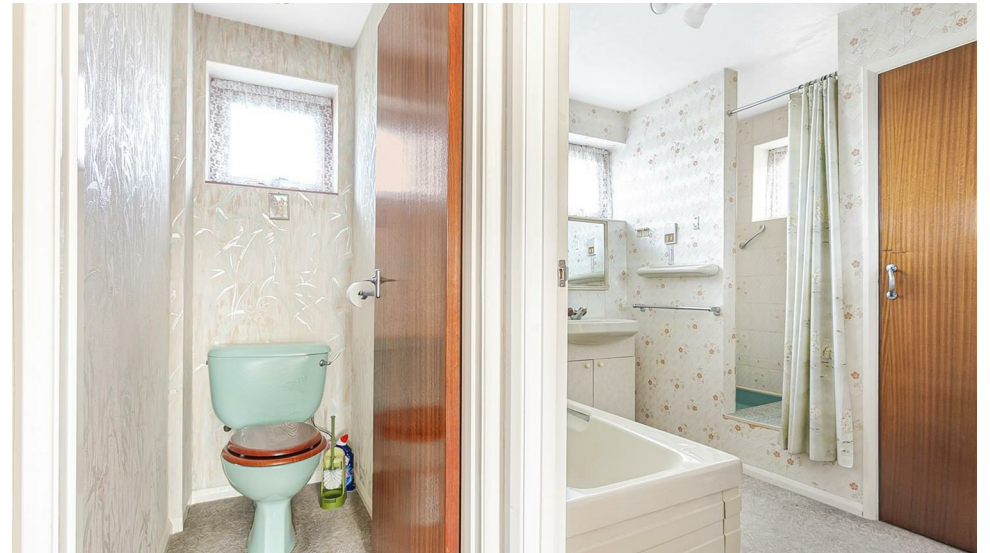
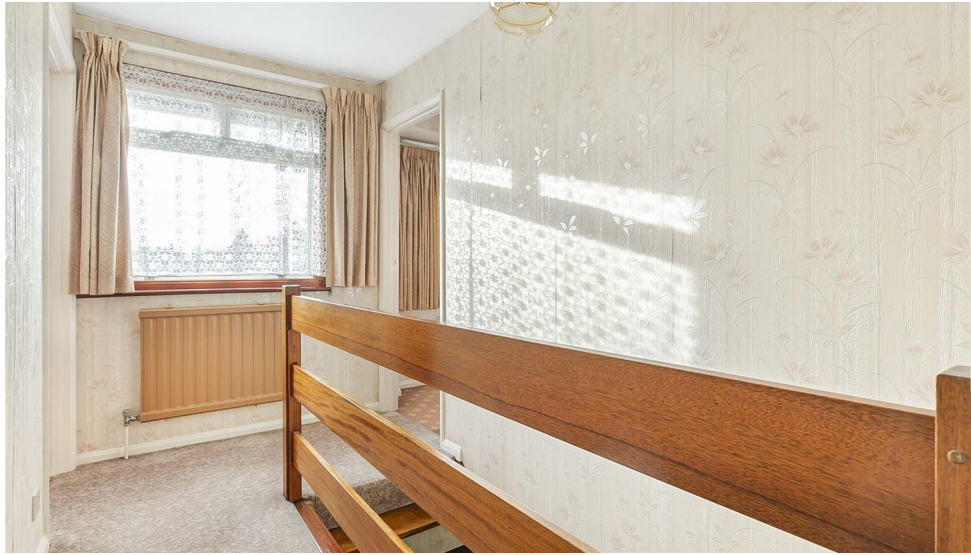


- Cul-de-sac setting
- Approached via a private tree-lined road
- Detached family house
- Integral garage
- Three double bedrooms
- Driveway parking
- No onward chain



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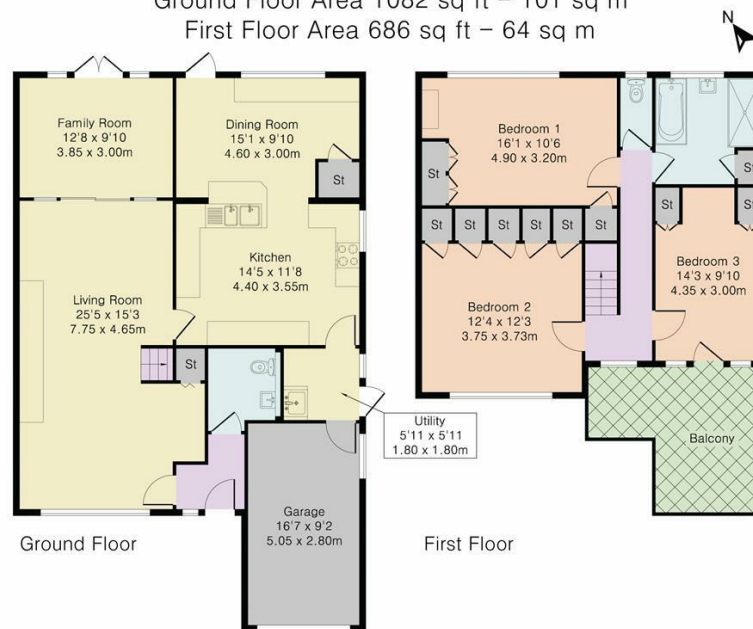




Approximate Gross Internal Area 1768 sq ft - 165 sq m

Ground Floor Area 1082 sq ft – 101 sq m

First Floor Area 686 sq ft – 64 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

