



Copse Avenue, Caversham, Reading, RG4 6LX

£499,950

Walmsley

## Copse Avenue, Caversham, Reading, RG4 6LX

A charming chalet-style detached property, ideally located at the end of a highly regarded cul-de-sac, providing convenient access to local amenities. The versatile living accommodation comprises an entrance hall, triple-aspect living room, study, dining room/bedroom, family bathroom, kitchen, utility/boot room, landing, and two further double bedrooms on the first floor. Externally, the property benefits from enclosed side and rear gardens and a shingle driveway providing off-street parking for two vehicles. This property is offered for sale with the added benefit of no onward chain. Council Tax Band E. EPC rating: E. Other benefits include cavity wall insulated.

\*\*\*Planning approval previously granted in 2021 for a two storey side and single storey rear extension plus flat roof dormers following\*\*\*

This attractive property is located in a popular residential area, convenient for both Reading and Caversham centres, as well as Reading mainline station (Paddington 25 minutes, with Crossrail service). Reading boasts an excellent selection of private, grammar, and state schools, and Micklands Primary is within walking distance. Further amenities include local bus services, Caversham Lake & Marina, Emmer Green shopping precinct, Clayfield Copse Nature Reserve, and the quaint villages of Sonning-on-Thames and Playhatch, which offer excellent pubs and restaurants nearby. Viewing is highly recommended.  
<https://moverly.com/sale/F5Q1rjDTLaqi6jFqBVzhD4/view>

## Tenure - Freehold





- Cul-de-sac location
- Detached family home
- Three bedrooms
- Enclosed rear gardens
- Driveway parking
- Close to local schools

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**Approximate Gross Internal Area 1021 sq ft - 95 sq m**

Ground Floor Area 756 sq ft - 70 sq m

First Floor Area 265 sq ft - 25 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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