



Abbottsleigh Gardens, Caversham, Reading, RG4 6LA

£760,000

Walmsley

## Abbottsleigh Gardens, Caversham, Reading, RG4 6LA

An impressive detached family home in a prime residential location. This superb detached home offers spacious, open-plan living in one of the area's most sought-after residential settings. Designed with both comfort and style in mind, the property boasts generous room sizes and light. The well-appointed accommodation includes a welcoming entrance hall, a cloakroom, a bay-fronted sitting room with elegant oak wood flooring and a feature fireplace, and a dining room also finished in oak. The modern kitchen is equipped with integrated appliances and adjoins a practical utility room. Upstairs, you'll find four well-proportioned bedrooms, including a principal suite with a refitted en-suite shower room, along with a stylish family bathroom. Outside, the property features driveway parking for three vehicles, an integral garage, and an attractive enclosed rear garden—mainly laid to lawn with a patio area ideal for outdoor entertaining.

Conveniently located for both Reading and Caversham centres, the property offers easy access to Reading mainline station (Paddington in approximately 25 minutes). The area benefits from a wide range of educational options including private, grammar, and state schools—with Micklands Primary School within walking distance. Nearby amenities include regular bus services, Caversham Lake & Marina, Emmer Green shopping precinct, and Clayfield Copse Nature Reserve. The charming villages of Sonning-on-Thames and Playhatch—renowned for their pubs and restaurants—are also close by. Early viewing is highly recommended.

EPC - C

Council Tax - E

<https://moverly.com/sale/Lo9dnpqjvKSUDDLuiND3i/view>

## Tenure - Freehold





- Detached family home
- Two reception room
- Cloakroom
- Refitted en-suite and family bathroom
- Driveway parking
- Garage

 4
  2
  2
  C

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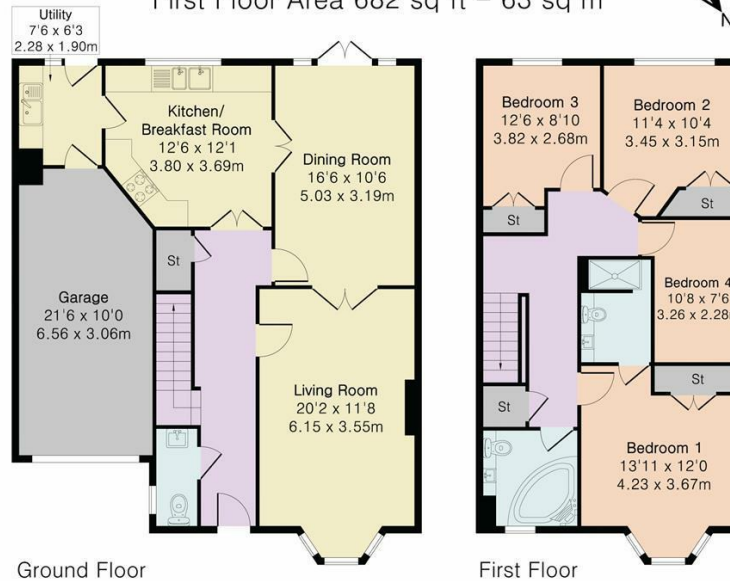




## Approximate Gross Internal Area 1666 sq ft - 154 sq m

Ground Floor Area 984 sq ft – 91 sq m

First Floor Area 682 sq ft – 63 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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