



Picton Way, Caversham, Reading, RG4 8NJ

£1,075,000

Walmsley

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Nestled at the end of a peaceful residential cul-de-sac, this impressive five-bedroom detached home sits on a generous plot, offering both privacy and space. With exciting potential for extension (subject to the usual permissions), this property is perfect for growing families or those seeking a spacious and versatile living environment. The well-appointed accommodation features a welcoming entrance hall, cloakroom, and a bright, spacious living room, seamlessly flowing into a formal dining room. The modern kitchen/breakfast room provides an ideal space for everyday living, while the adjoining garden room/conservatory offers a tranquil retreat with views over the private rear garden. Upstairs, a generous landing leads to five well-proportioned bedrooms, including a master with an ensuite. *The family bathroom requires modernisation and is currently not in service*

Externally, the property boasts a generous size front garden; the majority of which is laid to lawn, ample driveway parking for multiple vehicles, and a double integral garage. The standout feature is the substantial, south west-facing rear garden—offering a perfect setting for outdoor relaxation, entertaining, or future landscaping opportunities.

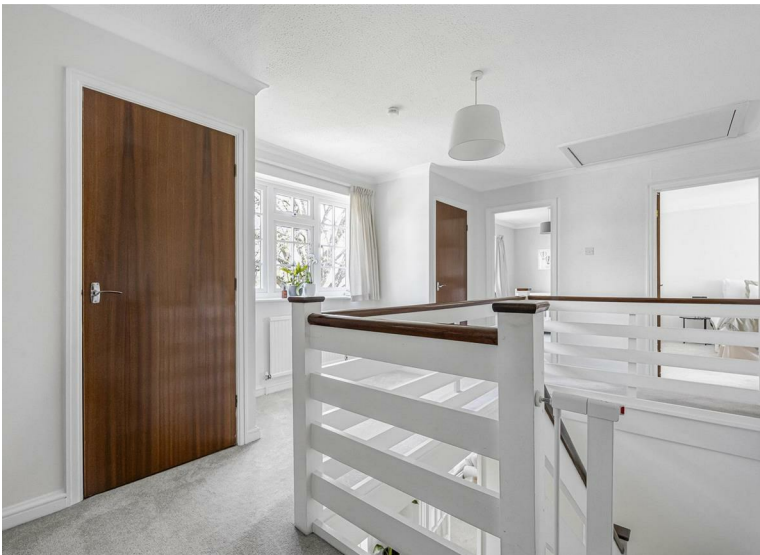
Situated in the highly sought-after Picton Way, this home enjoys close proximity to Caversham's vibrant centre, where an array of amenities awaits, including Waitrose, a gym, independent shops, wine bars, and a library. The picturesque River Thames, Reading mainline station, and Reading town centre are all within walking distance, providing excellent transport links and leisure opportunities.

Tax Band - G, EPC - D

Early viewing is highly recommended to fully appreciate all this exceptional home has to offer.

Tenure - Freehold





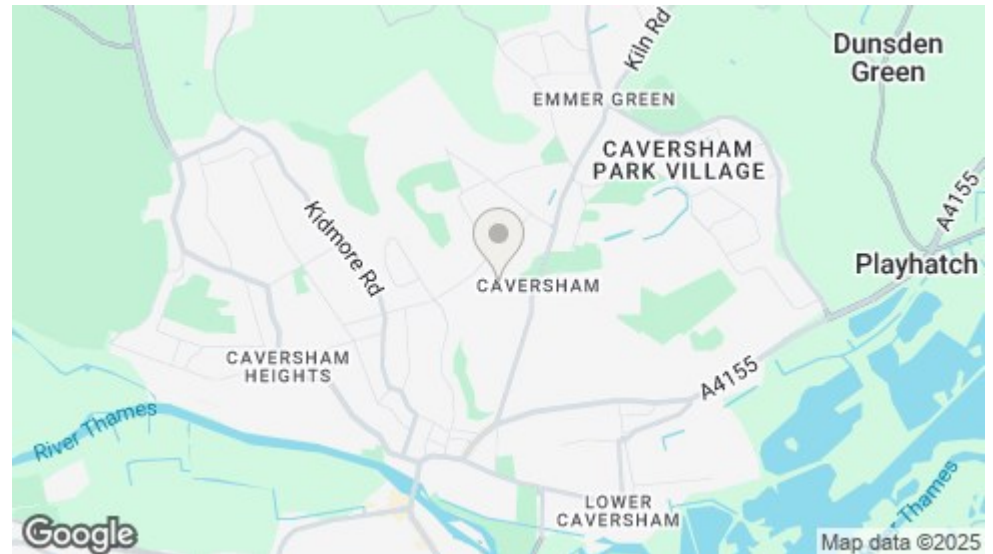
- Walking distance of Caversham centre
- Cul-de-sac location
- Five bedroom detached family home
- Generous grounds
- Scope to extend (subject to the usual consents and permissions)
- Driveway parking

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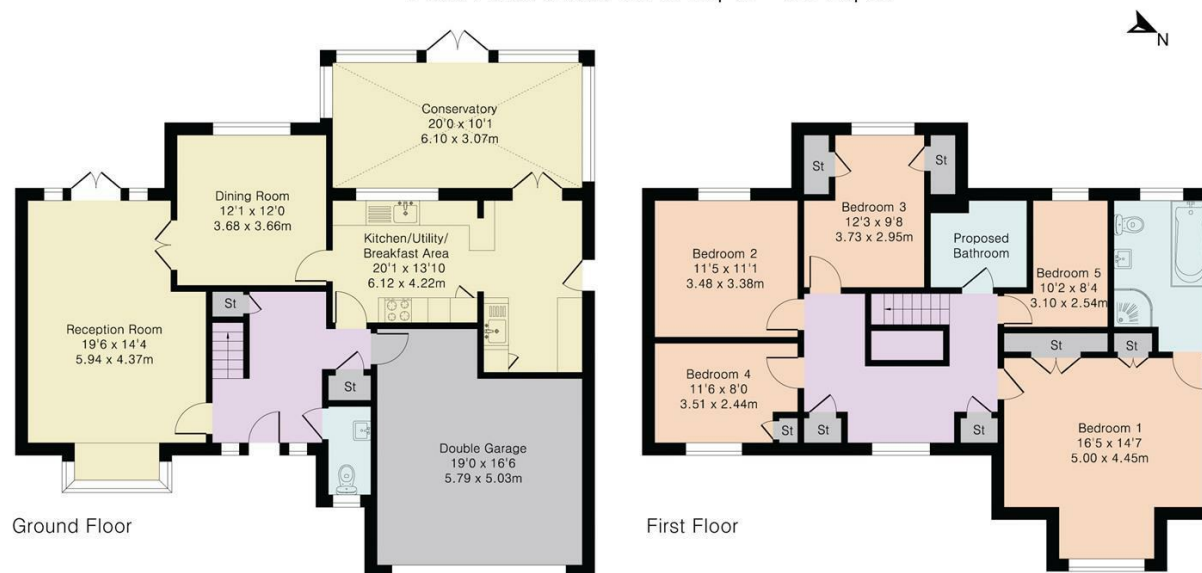




Approximate Gross Internal Area 2407 sq ft - 224 sq m

Ground Floor Area 1358 sq ft – 126 sq m

First Floor Area 1049 sq ft – 98 sq m



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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