



Blenavon, Caversham Heights, Reading, RG4 7XQ

£710,000

Walmsley



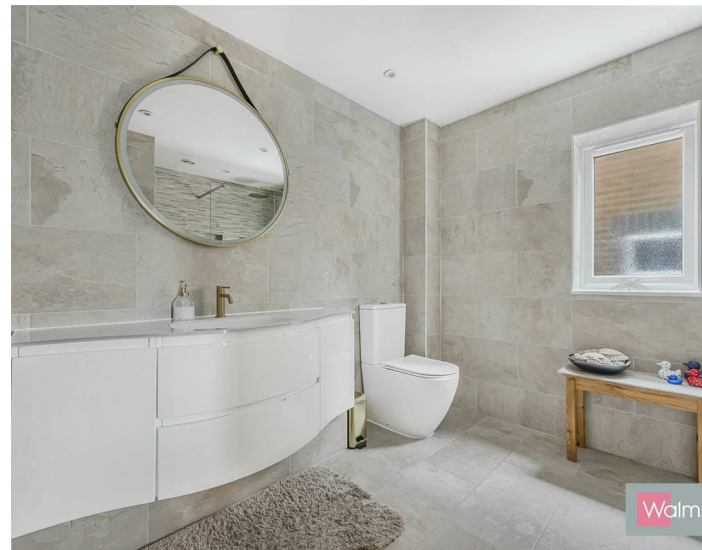
## Blaenavon, Caversham Heights, Reading, RG4 7XQ

An attractive and modern four/five-bedroom detached home, featuring a garage conversion and a UPVC Georgian-style conservatory, situated in a small cul-de-sac adjacent to the picturesque Hemdean Valley and the South Oxfordshire countryside. The property offers well-planned family accommodation with generously sized rooms. The well-presented interior comprises an entrance hall, cloakroom, bay-fronted sitting room, dining room, and a stylish high-gloss kitchen with an island breakfast bar. Additional highlights include a utility room and a conservatory that enhances the living space. Upstairs, there are four bedrooms, including a master suite with a separate dressing room leading to a contemporary en-suite shower room. The luxury refitted family shower room serves the remaining bedrooms. Externally, the mature, enclosed rear garden offers a high degree of privacy, with the majority laid to lawn and side access. The open-plan front garden provides driveway parking, with the potential for additional parking if required.

Agents note: The property offers excellent potential for extension and conversion. Several neighbouring homes have successfully converted their loft spaces to create impressive second-floor suites with en-suite facilities, demonstrating the possibilities available.

Caversham Heights is ideal for those needing excellent transport links, with easy access to motorways and a mainline train station offering direct services to Paddington, including the Elizabeth Line. The area boasts a selection of well-regarded state and private schools, along with two highly regarded grammar schools in Reading. Separated from Reading by the River Thames, Caversham offers a variety of amenities, including shops, a library, golf clubs, restaurants, and outstanding schools. Council tax band F. EPC C.  
<https://moverly.com/sale/8x4hhukTEBZGGUgZhvKckh/view>

## Tenure - Freehold







- Caversham Heights
- Cul-de-sac location
- Four/five bedroom detached
- Refitted shower room and en-suite
- Driveway parking
- Close to South Oxfordshire Countryside

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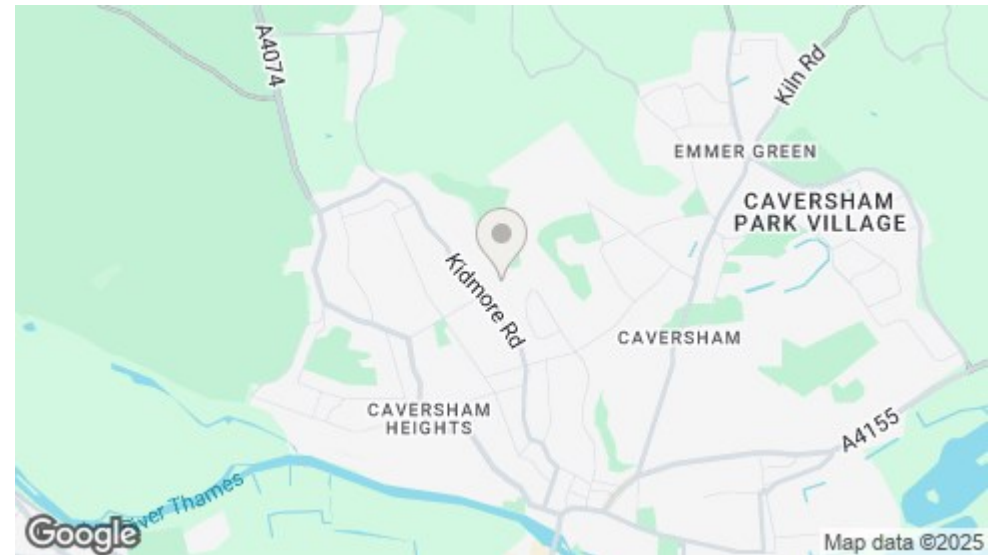
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**Approximate Gross Internal Area 1652 sq ft - 153 sq m**

Ground Floor Area 972 sq ft – 90 sq m

First Floor Area 680 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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