



Copse End, Caversham, Reading, RG4 6AB

£625,000

Walmsley



## Copse End, Caversham, Reading, RG4 6AB

A modern three bedroom semi-detached house tucked away in this select gated development of just four homes. Conveniently located offering excellent access to Reading Town Centre, Henley-on-Thames and Caversham's excellent selection of amenities and schools. Living accommodation comprises; an open plan kitchen/dining room; light and spacious lounge opening into a private rear garden; three bedrooms; a family bathroom and en-suite shower room to the master bedroom; downstairs W/C and a single garage. This immaculate property is an excellent family home.  
EPC - C

Copse End can be accessed via Micklands Road off the Henley Road and sides on to the Micklands Primary School Playing fields. Caversham lies north bank of the River Thames, just 2 miles from Reading and the mainline train station. It's easily accessible by the Caversham Bridge, Reading Bridge and Caversham Lock with Sonning Bridge a few miles east. The centre of Caversham features a shopping area including a Waitrose complemented by many good bars, pubs and restaurants. The local area has some fine schools including Queen Anne's Caversham, Shiplake College, Reading Bluecoat and Reading School. The M4 is an easy drive away and reading train station has fast connections to London in under 30 minutes.

### Tenure - Freehold







- Exclusive gated development
- Quiet location
- Cloakroom
- Three bedrooms
- En-suite
- Garage and driveway parking

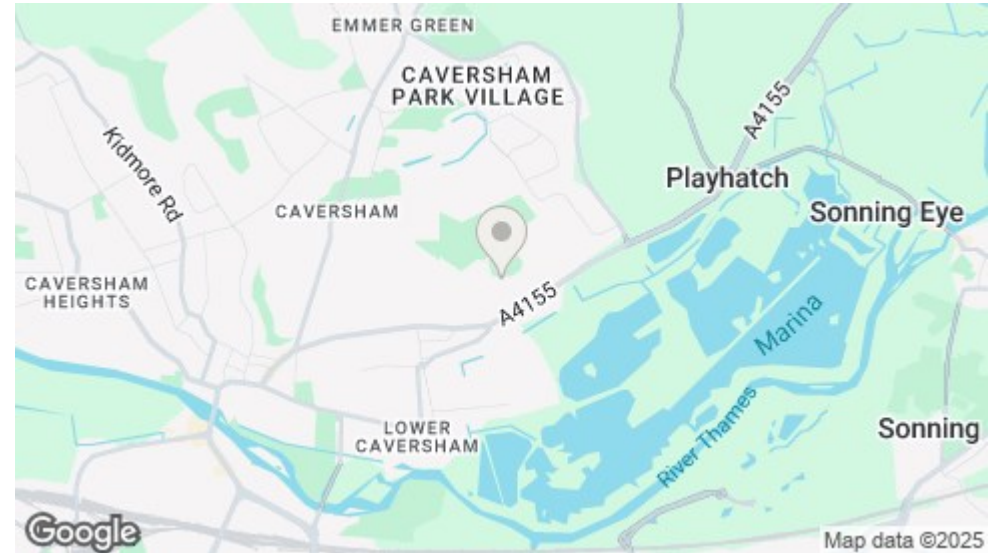
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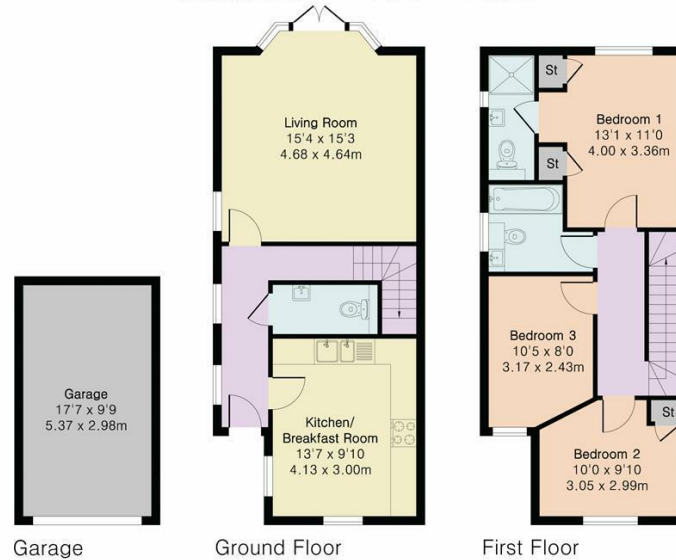


**Approximate Gross Internal Area 1176 sq ft - 109 sq m**

Ground Floor Area 509 sq ft – 47 sq m

First Floor Area 495 sq ft – 46 sq m

Garage Area 172 sq ft – 16 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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