



Henley Road, Caversham, Reading, RG4 6LS

£750,000

Walmsley

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A Rare Opportunity to Acquire an Extended 1930s Detached Residence on a Generous Corner Plot, with scope to extend further (subject to the usual planning consent and permissions).

This attractive and substantially extended 1930s detached home is set on a desirable corner plot, offering spacious and thoughtfully arranged accommodation throughout. The ground floor features a welcoming entrance hall, sitting room, dining/family room, and conservatory. The heart of the home is the impressive open-plan kitchen/dining room with breakfast island and feature vaulted ceiling, which opens onto a private enclosed terrace—perfect for alfresco dining. A useful cloakroom and utility room completes the ground floor layout. Upstairs, the first floor offers three well-proportioned bedrooms and a modern family bathroom.

The property boasts generous and beautifully maintained gardens. The mature front garden is home to a large garden office/hobby room, ideal for remote working or creative pursuits. A block-paved driveway provides ample off-street parking for several vehicles and leads to a detached garage to the rear, measuring approximately 14'6" x 14'4" with a separate sound proofed music/drum room. The expansive rear garden features two separate seating areas, a large lawn, and established flower and shrub borders—ideal for outdoor entertaining or relaxing in a tranquil setting. Council Tax Band: F EPC Rating: C. Viewing is highly recommended

Ideally located in a private yet convenient setting, this home is within walking distance of a local primary school and just 1.6 miles from Caversham, which offers a variety of shops, cafes, restaurants, and supermarkets. Reading town centre and the mainline railway station are less than 2 miles away, offering fast and frequent services to London Paddington in just 25 minutes, along with access to the Elizabeth line.

<https://moverly.com/sale/Xg7ryhenxawfM98oiPQbLG/view>

Tenure - Freehold





- Generous plot
- Detached family home
- Ample off street parking
- Scope to extend further (subject to usual consents)
- Superb kitchen/dining area
- Garage

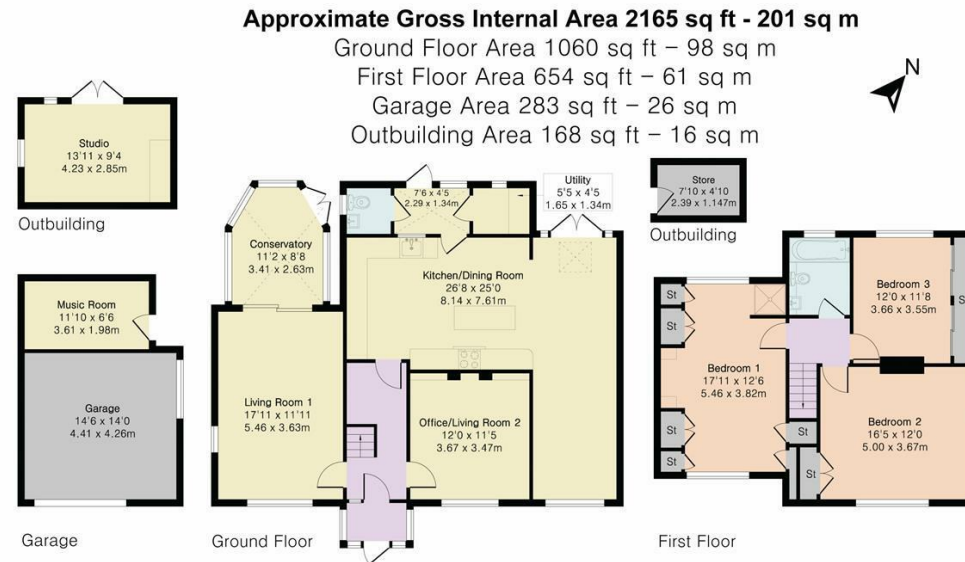
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Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by 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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