



Woodcote Road, Caversham Heights, Reading, RG4 7EZ

£500,000

**Walmsley**



## Woodcote Road, Caversham Heights, Reading, RG4 7EZ

A well-presented and upgraded townhouse, located in the highly sought-after area of Caversham Heights. The property benefits from excellent access to local amenities, including bus services, shops, The Heights Primary School, and nearby recreational parks. Caversham and Reading town centres are also easily accessible.

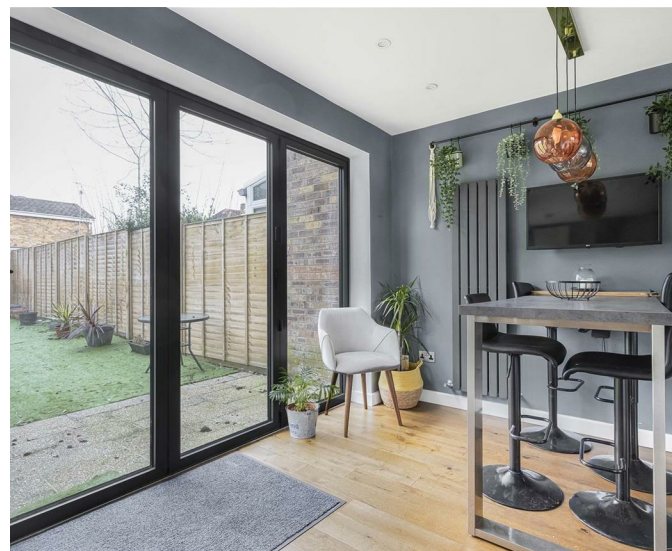
Designed for modern living, the accommodation comprises an entrance hall, spacious sitting room, and stylish contemporary kitchen/dining room. Upstairs, there are three well-proportioned bedrooms and an attractive modern bathroom suite. Externally, the property features an enclosed rear garden and a single garage situated in a nearby block.

Early viewing is highly recommended.

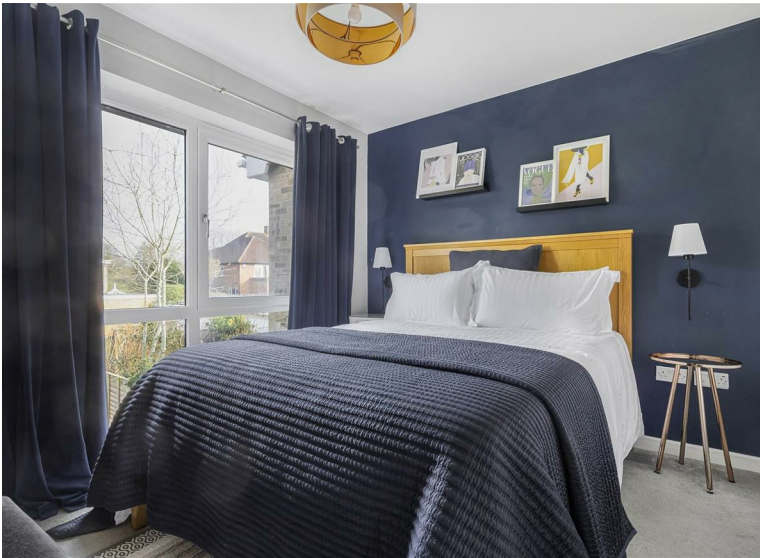
EPC- D  
Tax Band - D

<https://moverly.com/sale/RZsrfdkQ7AC5TJzHgH7FDM/view>

## Tenure - Freehold







- Single garage
- Close to The Heights Primary School
- Sought after location
- Enclosed rear garden
- EPC D
- Tax Band D

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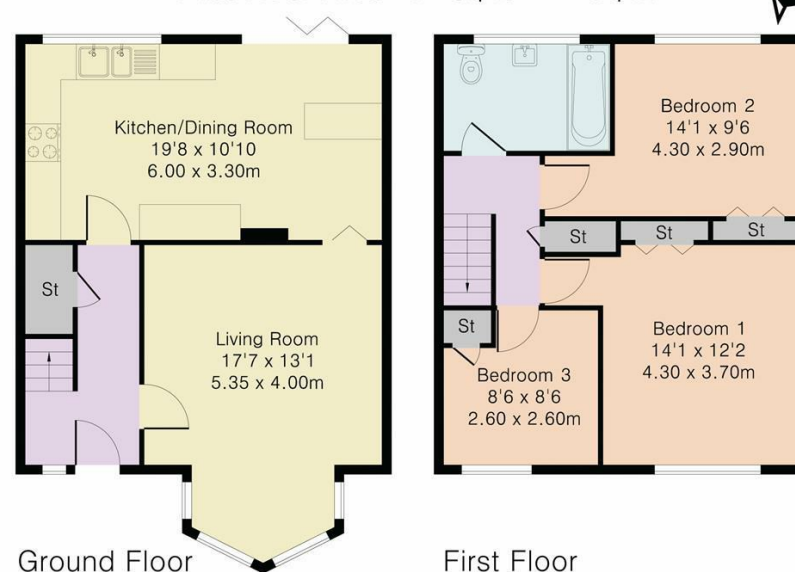
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**Approximate Gross Internal Area 949 sq ft - 88 sq m**

Ground Floor Area 492 sq ft – 46 sq m

First Floor Area 457 sq ft – 42 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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