



Sandcroft Road, Caversham, Reading, RG4 7NP

£575,000

Walmsley

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Walmsley Estate Agents are pleased to offer this rarely available detached bungalow on a generous plot in Caversham Heights, within walking distance of the South Oxfordshire countryside.

The property includes a spacious sitting/dining room with garden views, conservatory, bright kitchen, bathroom, and two double bedrooms with fitted wardrobes. A loft with dormer window offers excellent storage and potential for conversion (subject to consents).

Outside, enjoy mature gardens with fruit trees, a secluded southerly-facing rear aspect, driveway parking, and an attached garage with electric door. Offered with no onward chain.

Recent Renovations (late 2020): Full rewire, boiler and central heating, conservatory, double-glazed windows and doors, refitted bathroom, replastered walls and ceilings, fascias, soffits, and guttering, fencing, electric garage door, water softener.

EPC Rating: C Council Tax Band: E

Close to local shops, bus routes, leisure facilities, and just 1.5 miles from Caversham centre and Reading station (London Paddington approx. 25 mins).

Tenure - Freehold





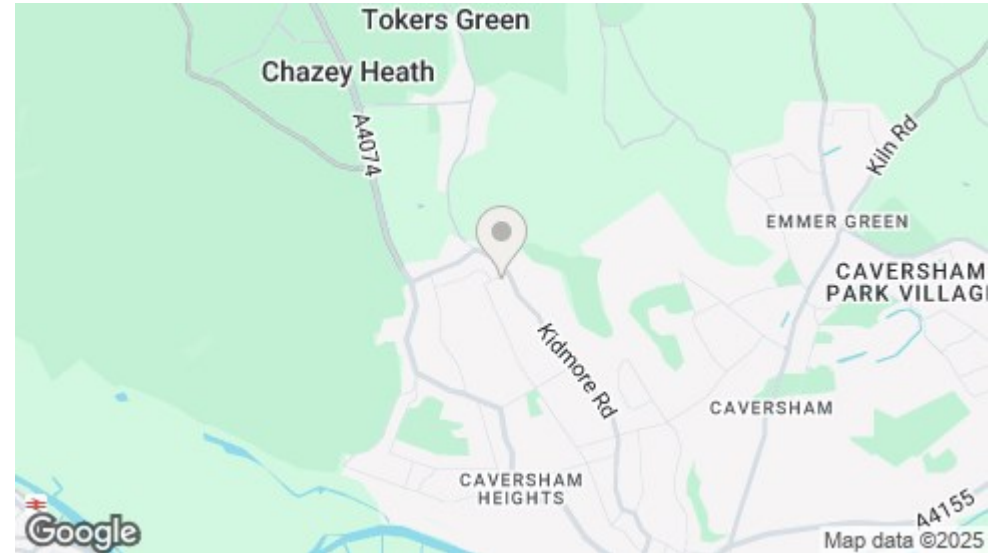
- Detached Bungalow
- Sought-after Location
- Garage and Parking
- Peaceful Enclosed Garden
- 18' Sitting/Dining Room
- Council Tax Band E
- EPC C

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**Approximate Gross Internal Area 1382 sq ft - 129 sq m
(Including Garage, Eaves & Loft Room)**

Ground Floor Area 1007 sq ft – 94 sq m

First Floor Area 375 sq ft – 35 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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