



Ilkley Road, Caversham, Reading, RG4 7BD

£800,000

Walmsley

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Walmsley Estate Agency are pleased to offer to the market this impressive detached bungalow, located on a very popular road in the highly regarded area of Caversham Heights. The property boasts a contemporary finish, with flexible and open plan living areas and vaulted ceilings. The accommodation comprises entrance hall, inner hallway, living room, kitchen/breakfast room, three bedrooms; all with modern en-suite facilities and utility. Further benefits include integral garage, driveway parking, car port and a private mature and enclosed rear garden with Summer House and Green House.

Council tax band E. EPC rating D

Caversham lies just north of the River Thames and offers an excellent range of amenities, including independent shops, bars, restaurants, and highly regarded schools. Reading Station—just under a mile from Caversham Bridge—provides direct services to London Paddington in approximately 25 minutes, as well as Crossrail connections. The nearby areas of Emmer Green and Caversham Heights offer easy access to the beautiful South Oxfordshire countryside, a selection of golf courses, and Mapledurham Health & Fitness Club.

Tenure - Freehold





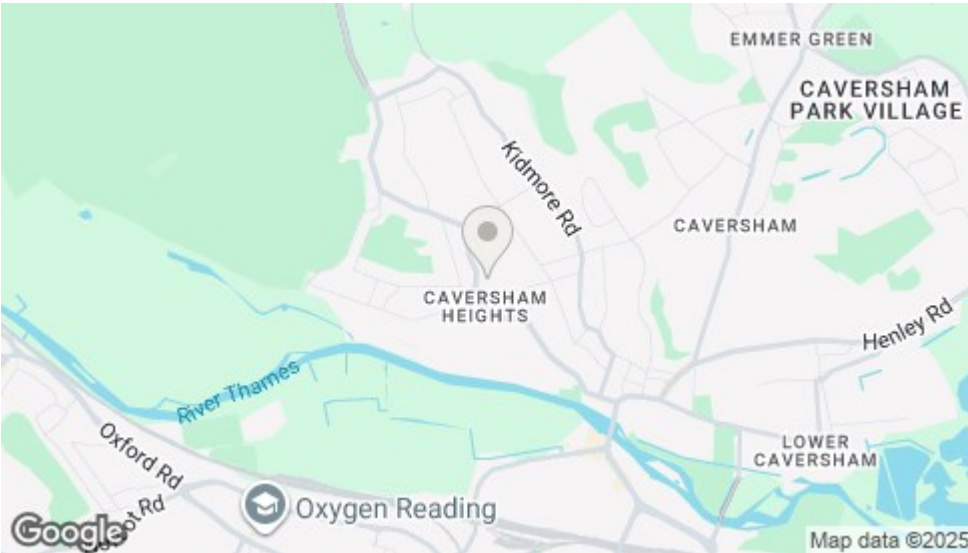
- Caversham Heights location
- No onward chain
- Contemporary finish
- Three bedrooms
- Garage and driveway
- Council tax band
- EPC rating D

 3
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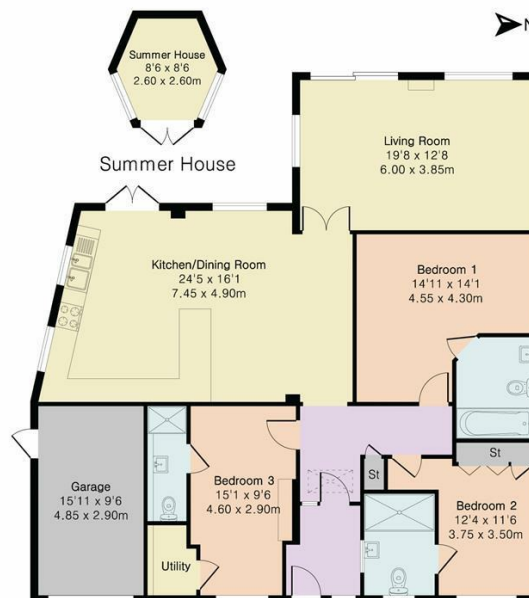
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Approximate Gross Internal Area 1591 sq ft - 148 sq m
(Including Garage & Summer House)



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.



9-11 Bridge Street, Caversham, Reading, RG4 8AA

Email: cavershamsales@walmsley.co.uk www.walmsley.co.uk

0118 947 0511

