



Gurney Close, Caversham Heights, Reading, RG4 7LE

£600,000

Walmisley



## Gurney Close, Caversham Heights, Reading, RG4 7LE

Walmsley Estate Agency are pleased to offer to the market this impressive detached bungalow, situated in a desirable cul-de-sac in Caversham Heights. The accommodation comprises entrance hall, sitting room with patio doors to garden, dining room, modern kitchen, bathroom, two double bedrooms with en-suite to master bedroom, and a separate family bathroom suite. Externally the property benefits from driveway parking, a detached garage and a generous size, mature rear garden.

This family home is conveniently located within easy driving distance of both Reading and Caversham centres and Reading mainline station with its direct service to London Paddington, whilst the beautiful South Oxfordshire countryside is also close by. There are a range of leisure facilities, with fabulous walks and bike rides available in the immediate locale and the property is also well placed to access a wide selection of state and private schools in the area. Viewing is highly recommended. EPC rating D. Council tax band E.

### Tenure - Freehold







- Detached
- No onward chain
- Two double bedrooms
- Cul-de-sac location
- EPC D
- Council tax band E
- Garage

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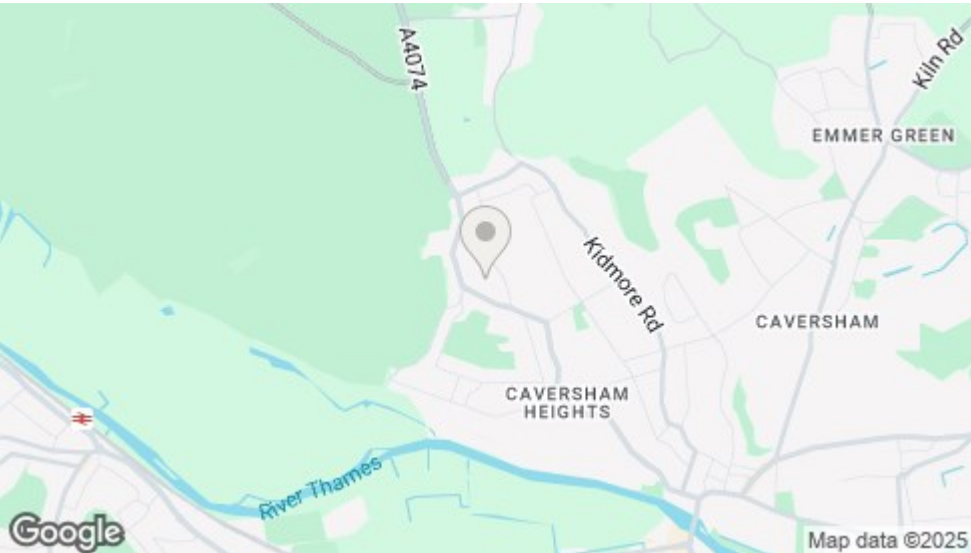
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**Approximate Gross Internal Area 1088 sq ft - 101 sq m  
(Including Garage)**

Ground Floor Area 940 sq ft – 87 sq m

Garage Area 148 sq ft – 14 sq m



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.



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