



Buxton Avenue, Caversham Heights, Reading, RG4 7BT

£950,000

Walmsley

## Buxton Avenue, Caversham Heights, Reading, RG4 7BT

Walmsley Estate Agency are pleased to offer to the market this outstanding 1930s, extended and converted, semi-detached residence, with accommodation spanning over three separate floors, situated in the highly regarded Caversham Heights. The property has undergone extensive modernisation under the current ownership with accommodation that comprises entrance hall, office/snug, 24'3 living/family room, 21'2 kitchen/breakfast room framed shaker style kitchen with wooden counter tops and feature vaulted ceiling, dining room with exposed feature brick wall and wooden floors, utility room, WC, two independent staircases leading to two separate landing areas, four first floor bedrooms, refitted family bathroom, refitted separate shower room, stairs leading to a generous second floor bedroom 2 with eaves storage.

Externally the front property is partially walled with Cotswold stone driveway providing off street parking for 2/3 vehicles. The rear garden is enclosed to all boundaries via close board fencing, much of the garden is laid to lawn with flower and shrub borders and a generous patio area. Further benefits include a 21ft integral garage.

Buxton Avenue is very desirable road in Caversham Heights, served by local bus services and within walking distance of both Caversham and Reading centres as well as the Reading mainline station. Viewing is highly recommended. EPC rating C. Council tax band F.

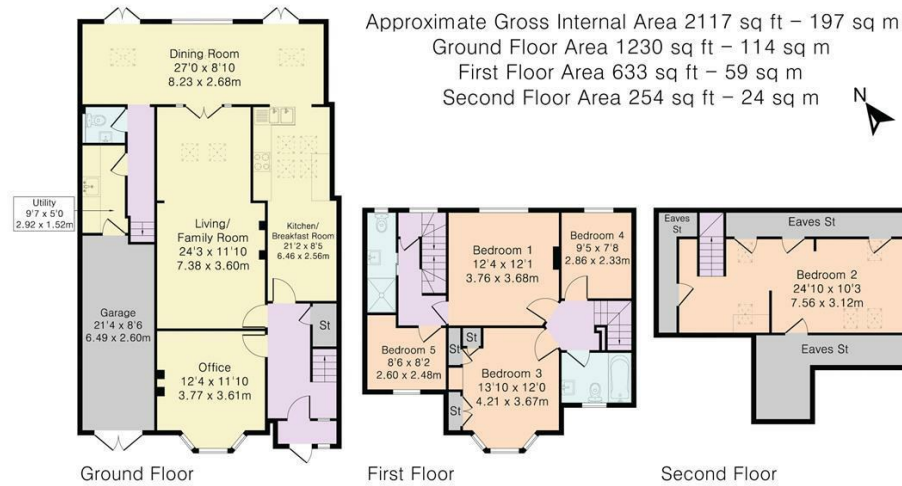
### Tenure - Freehold





- Caversham Heights
- Three reception rooms
- Five bedrooms
- Family room and separate shower room
- Outstanding condition
- 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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