



Orchard Grove, Caversham, Reading, RG4 6NF

£510,000

Walmsley

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Walmsley Estate Agency is pleased to offer this superb semi-detached property, situated in a quiet cul-de-sac setting. The impressive accommodation comprises an entrance hall, cloakroom, sitting/dining room, modern kitchen, conservatory, and a family room that could serve as a fourth bedroom. Upstairs, the landing leads to three first-floor bedrooms and a family bathroom suite.

Externally, the property benefits from driveway parking and an enclosed rear garden, predominantly laid to lawn with a raised decked seating area and flower and shrub borders.

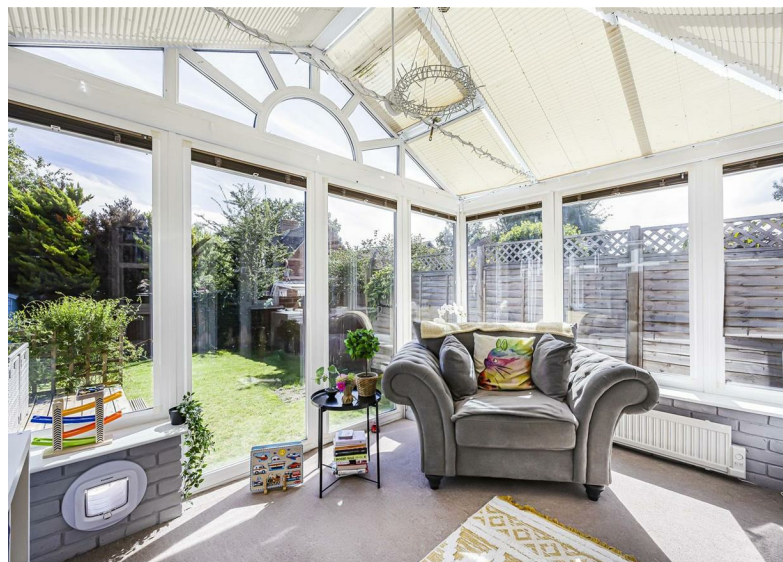
Located in a popular residential area, the property is convenient for both Reading and Caversham centers, as well as Reading mainline station (Paddington 25 minutes, Crossrail service). The area offers an excellent selection of private, grammar, and state schools, with Micklands Primary School within walking distance. Additional amenities include bus services, Caversham Lake & Marina, Emmer Green shopping precinct, Clayfield Copse Nature Reserve, and the charming villages of Sonning on Thames and Playhatch, known for their excellent pubs and restaurants.

Viewing is recommended. **EPC rating:** C. **Council Tax Band:** D.

<https://moverly.com/sale/VRFd6qQQzGdVgyTdwGUrPu/view>

Tenure - Freehold

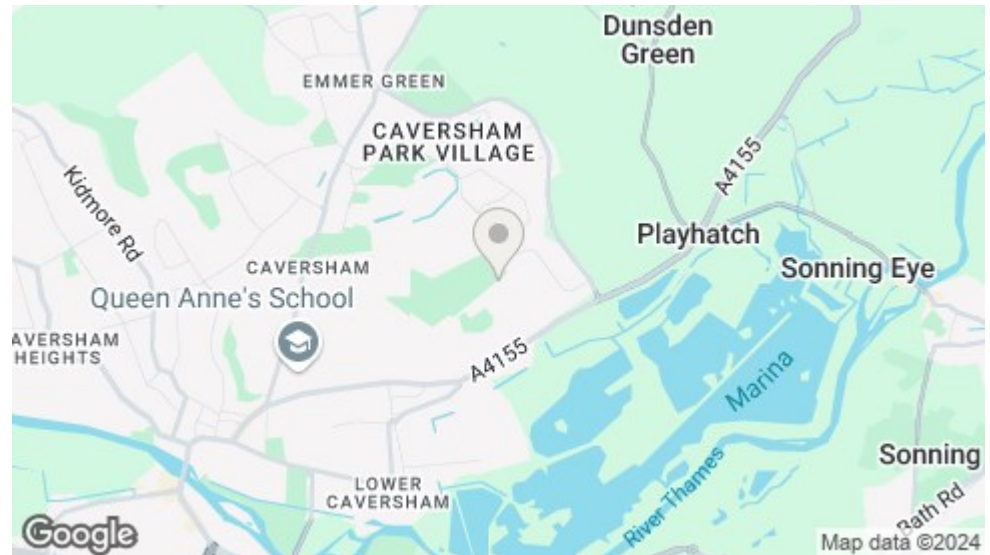




- Semi-detached family home
- Cul-de-sac location
- Walking distance of nearby schools
- Family room/bedroom 4
- En-suite bathroom
- Driveway parking







Approximate Gross Internal Area 1307 sq ft – 121 sq m
 Ground Floor Area 747 sq ft – 69 sq m
 First Floor Area 560 sq ft – 52 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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