



Westfield Road, Caversham, Reading, RG4 8HJ

£399,950

Walmisley



## Westfield Road, Caversham, Reading, RG4 8HJ

A well presented two bedroom terraced property with basement, conveniently situated within close proximity to Caversham centre, River Thames promenade and Reading centre/mainline train station. The impressive accommodation comprises entrance hall, living room, dining room, kitchen, landing, two double bedrooms; master bedroom with built in wardrobes, and a first floor family bathroom.

Further benefits include gas CH, a enclosed rear garden and no onward chain.

Caversham offers a diverse array of shops and services, including a doctors' surgery, dental practice, and gyms. Nature enthusiasts will appreciate the proximity to Christchurch Meadow and the picturesque River Thames.

For commuters, Reading town centre and Reading mainline station are easily accessible on foot. The mainline station provides a direct line to London Paddington mainline and Elizabeth line services, ensuring seamless connections to the capital and beyond.

\*\* Photos taken prior to current tenancy \*\*

## Tenure - Freehold







- Mid terrace house, located in the heart of Caversham
- Short walk from Reading station
- Two double bedroom
- Basement
- Tax band C
- EPC rating D



RESIDENTIAL SALES • LETTINGS • PROPERTY MANAGEMENT • NEW HOMES

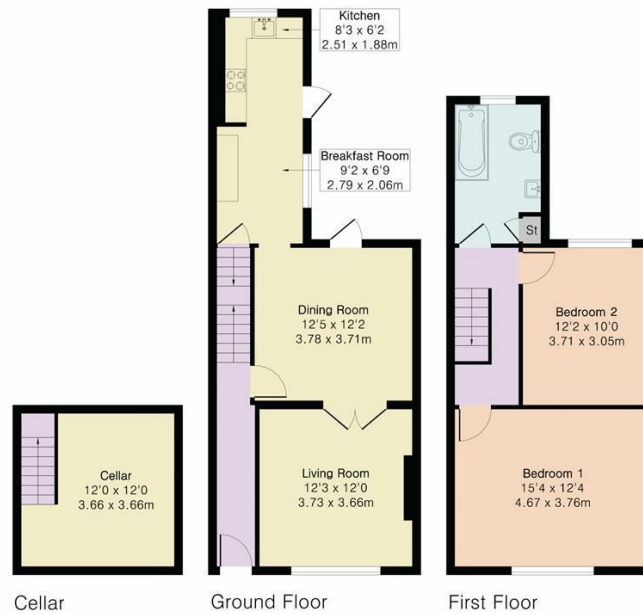


**Approximate Gross Internal Area 1108 sq ft - 103 sq m**

Cellar Area 144 sq ft – 13 sq m

Ground Floor Area 505 sq ft – 47 sq m

First Floor Area 459 sq ft – 43 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.



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

Email: [cavershamsales@walmsley.co.uk](mailto:cavershamsales@walmsley.co.uk) [www.walmsley.co.uk](http://www.walmsley.co.uk)

0118 947 0511

**Walmsley**