



The Willows Caversham, Reading, Berkshire RG4 8BD

Chain Free £275,000

SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS: GROUND FLOOR WITH DIRECT GARDEN ACCESS: Located only moments from the heart of Caversham and Waitrose supermarket is this well presented ground floor maisonette set within the popular Willows development. In addition there is easy access to central Reading and Reading mainline station with its fast links to London. The property boasts a good sized living room, double bedroom, kitchen, bathroom and direct access to a good sized south facing garden. There is also an allocated parking space. The property is perfect for a downsizer, first time buyer or rental investment. To appreciate the space on offer call now to view.

The Willows, Reading, Berkshire RG4 8BD

- Ground floor maisonette
- Private garden
- Good sized living room
- Central Caversham location and close to amenities
- Council tax band B
- One bedroom
- Side access
- Bright and airy kitchen
- Easy access to Reading station
- EPC rating C

Hallway

Entrance with door leading to living room.

Living room

16'6" x 11'2" (5.04 x 3.42)



A good sized, carpeted living room with windows to the front and side of the property and doors leading to the kitchen and hall.

Bedroom

9'3" x 11'9" (2.84 x 3.6)



A very spacious carpeted bedroom with window overlooking the garden and built in storage.

Bathroom

6'1" x 5'6" (1.87 x 1.68)



Bathroom containing bath with shower, WC, sink and wall mounted cabinet.

Kitchen

5'8" x 13'6" (1.74 x 4.13)



Bright and airy kitchen with space for washing machine, oven and fridge freezer, good amount of base units and door leading to the garden

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Garden



A quiet and private garden with mix of patio and lawn, shed and gates leading to the front of the property and the parking area.

Services

Water. Mains

Drainage. Mains

Electricity. Mains

Heating. Gas

Mobile phone. The vendor is not aware of any specific restricted mobile phone coverage

Broadband. Superfast, obtained from Ofcom

Tenure

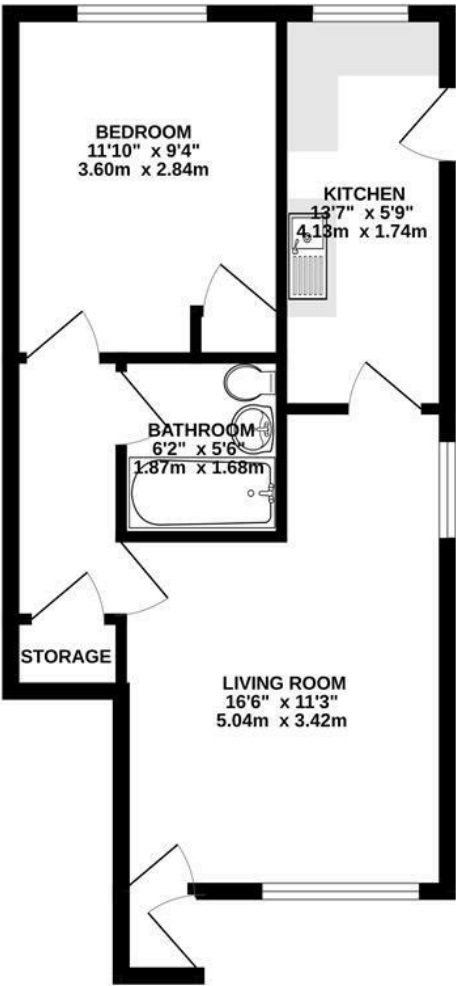
Lease: 125 years from 1982

Ground Rent: None

Service Charge: None

Sold with share of the freehold

GROUND FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 434 sq.ft. (40.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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