



Jordan Close, Caversham, Reading, RG4 6PN

£575,000

Walmsley

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A substantial detached family home boasting a full two-tier rear extension, extended entrance and garage, occupying a non-overlooked position backing onto pedestrianised open green land. The property is in exceptional condition with impressive accommodation that comprises an extended entrance hall with modern cloakroom, a modern refitted kitchen with integrated appliances, a large open-plan living area (with feature log-burner) leading onto the dining room, which furthermore leads onto a family room with open fire. The first-floor accommodation comprises landing, 24'1 bedroom 1 with built in wardrobe, bedroom 2, bedroom 3 leading to study and a modern family bathroom suite. Externally, the property benefits from a non-overlooked position, with views over a large green area. The garden is well landscaped with well-stocked mature flower and shrub borders and rear access. The front of the property boasts two parking spaces and a generous-sized extended garage.

Caversham Park is a popular place to live. It lies close to the Emmer Green shopping precinct, and primary and secondary schools are within the immediate area. There are regular bus services leading into Reading town centre, a nature reserve and tennis club, plus South Oxfordshire countryside and Reading Golf Club. Council Tax Band D. EPC Rating: C

Tenure - Freehold





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**Approximate Gross Internal Area 2025 sq ft - 188 sq m
(Including Garage)**

Ground Floor Area 1292 sq ft – 120 sq m

First Floor Area 733 sq ft – 68 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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