



Moss Close, Caversham, Reading, RG4 5HH

£375,000

Walmsley



## Moss Close, Caversham, Reading, RG4 5HH

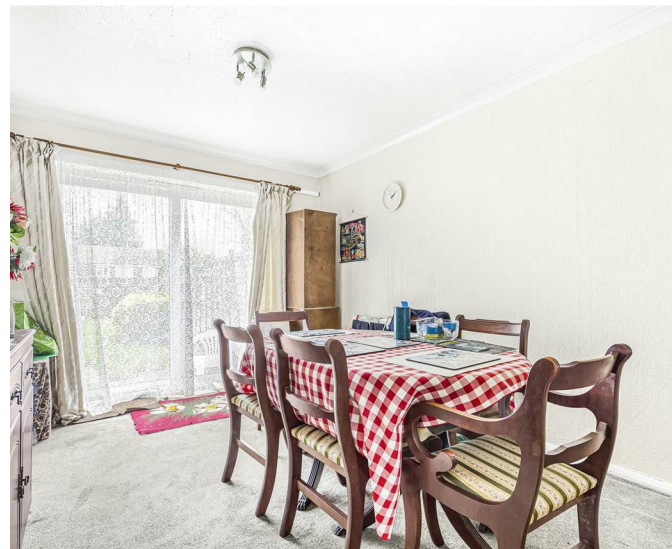
A spacious four bedroom family home, situated in a traffic free location, approached via a highly regarded tree-lined road. The property offers spacious accommodation comprising an entrance hall, sitting room/dining room, kitchen, landing, four bedrooms and family bathroom. Externally the property benefits from a front garden and an enclosed rear garden with gate that leads to a parking area. Viewing is highly recommended.

Moss Close is situated off a private tree lined road in a popular location, offering easy access to Caversham centre and Reading mainline station. The mainline station is located within 1.6 miles of the mainline station; with it's fast regular services to London Paddington. Furthermore, the property is within The Hill Primary School catchment area. Private road charge £110 per annum.

EPC- C  
Tax Band - D

<https://moverly.com/sale/V52kykC661jnzUB2Jy1r4E/view>

## Tenure - Freehold







- Approached via a tree-lined road
- Walking distance to Caversham
- Traffic free setting
- Garden
- EPC C
- Tax Band D



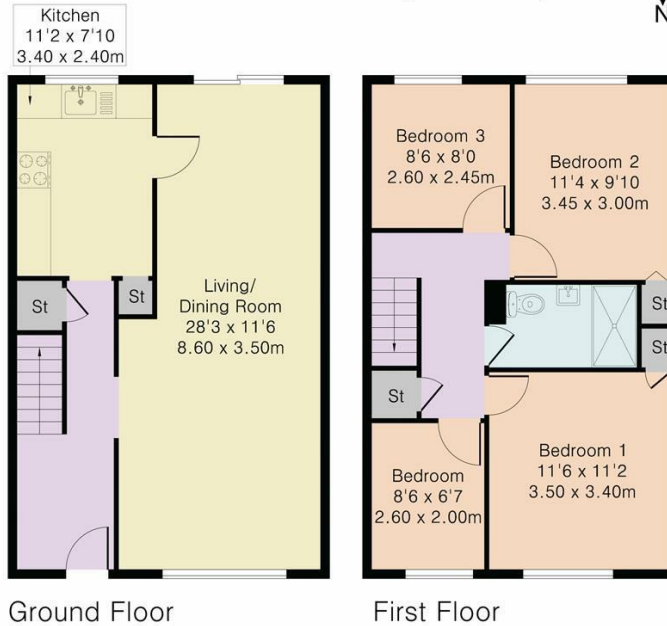
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**Approximate Gross Internal Area 996 sq ft - 92 sq m**

Ground Floor Area 498 sq ft – 46 sq m

First Floor Area 498 sq ft – 46 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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