



The Ridgeway, Caversham, Reading, RG4 8NX

£615,000

Walmsley

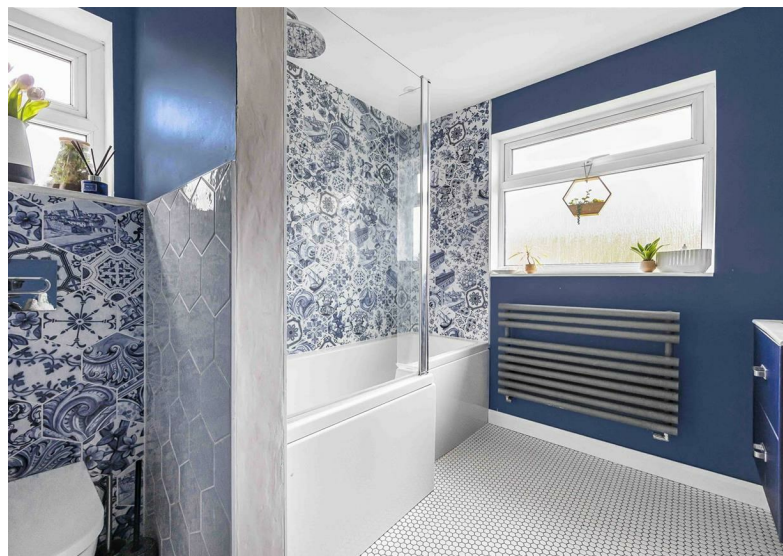
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Walmsley Estate Agency are pleased to offer to the market this very well presented and extended three bedroom semi-detached property. The property is located on one of Caversham desirable roads and back on to Balmore Park with attractive far reaching view. The impressive accommodation comprises entrance hall, cloakroom, sitting/dining room, modern kitchen, family room, landing, three bedrooms and a modern bathroom suite. The garden is mainly laid to lawn with patio seating area. Further benefits included integral garage and driveway parking. Viewing highly recommended. EPC rating C. Council tax band E.

Within easy access to both Reading town centre and Caversham, with nearby shops, pubs, restaurants, and leisure facilities, including the Thames Lido. It is also within walking distance of the River Thames and Reading Station, offering fast services to London Paddington (approximately 25 minutes) and access to the Elizabeth Line.

Tenure - Freehold





- Walking distance of Caversham
- Highly regarded location
- Well-presented
- Three bedrooms
- Backing onto Balmore Park
- Garage
- Driveway parking

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**Approximate Gross Internal Area 1177 sq ft - 110 sq m
(Excluding Garage)**

Ground Floor Area 599 sq ft – 56 sq m

First Floor Area 578 sq ft – 54 sq m

Garage Area 133 sq ft – 12 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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