



Abingdon Drive, Caversham, Reading, RG4 6RU

£450,000

Walmesley

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A well-presented, extended, three bedroom link-detached property, situated in a very popular residential area. The accommodation comprises open plan living/dining room, breakfast room, dining room, family room, kitchen, three double bedrooms and family bathroom. Externally the property benefits from a driveway, garage and an attractive garden.

Abingdon Drive is conveniently positioned within close proximity of local recreational facilities, open fields and nature reserve. Emmer Green shopping precinct and primary and secondary schools are also located 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. Viewing is highly recommended. EPC - D

Tax band - D

*Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed the fee cannot be refunded even if the property does not go ahead.

Tenure - Freehold





- Link-detached
- Three double bedrooms
- Extended
- Walking distance to local amenities
- Private enclosed garden
- Multiple reception rooms

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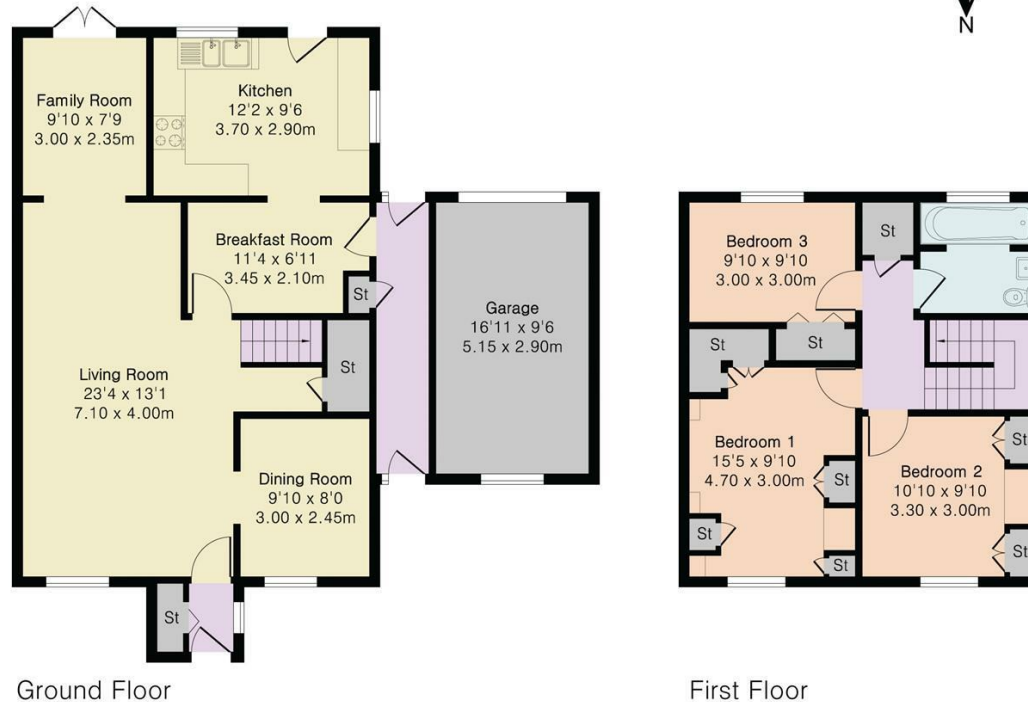
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**Approximate Gross Internal Area 1480 sq ft - 138 sq m
(Including Garage)**

Ground Floor Area 977 sq ft – 91 sq m

First Floor Area 503 sq ft – 47 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.



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