



Clonmel Close, Caversham, Reading, RG4 5BF

£435,000

Walmsley

Clonmel Close, Caversham, Reading, RG4 5BF

A modern end of terrace property, situated in a residential cul-de-sac, close to nearby schools, nurseries, shops, parks and bus services. The accommodation comprises entrance hall, cloakroom, sitting room, separate dining room, kitchen, landing, three bedrooms and a family bathroom. Externally the property benefits from an enclosed rear garden with 24SqM Home Office/Studio, side access, an open front garden and parking for two vehicles.

Clonmel Close is conveniently located within easy access of Reading town centre and Caversham centre, with its variety of shops, pubs, restaurants, and urban retreats including the Thames Lido. Not to mention a short walk of the idyllic River Thames, with its various leisure pursuits, and walking distance of Reading station with its fast links to London (Paddington 25 mins) and Elizabeth Line.

<https://moverly.com/sale/CfDyMU1xSVpEzvqwlck1S5/view>

Tenure - Freehold





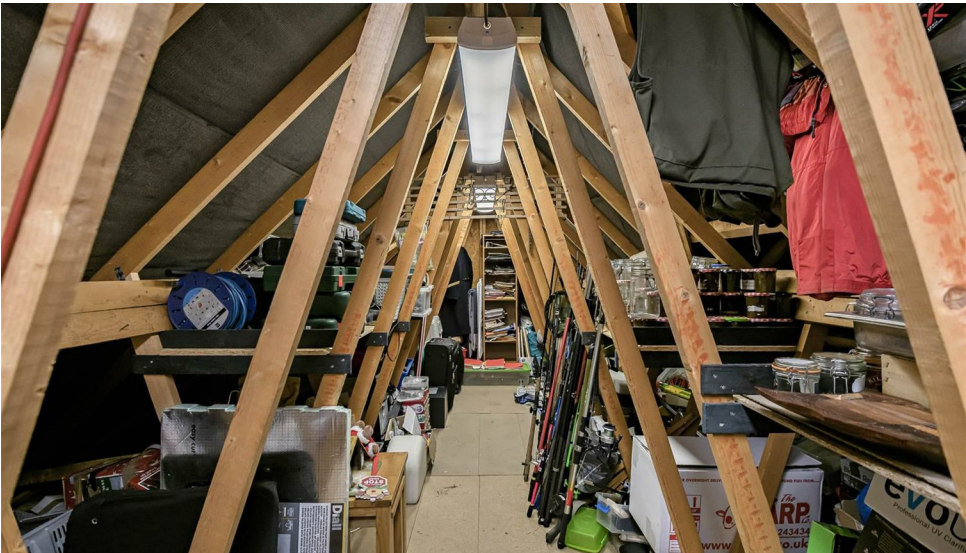
- Cul-De-Sac Location
- 3 Bedrooms
- 18ft Home Office
- Parking For 2 Cars



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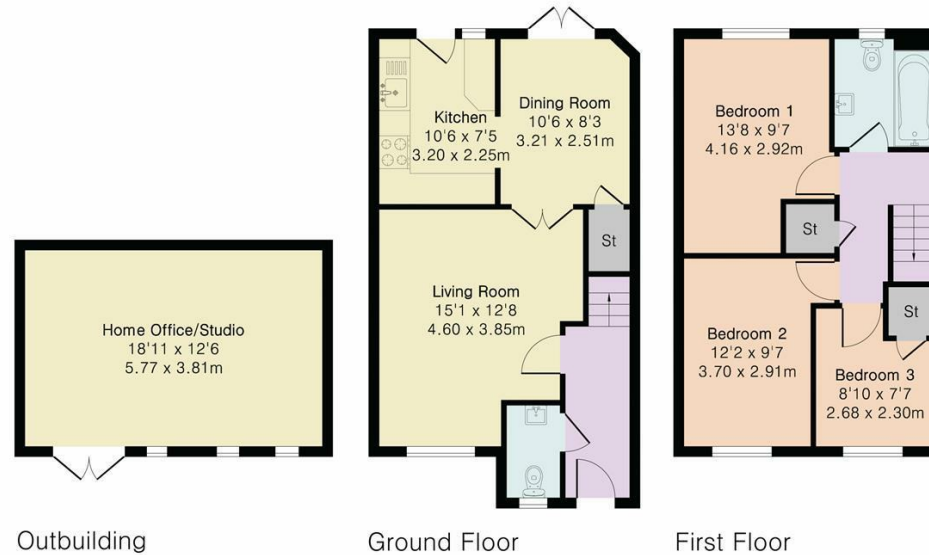


**Approximate Gross Internal Area 853 sq ft - 79 sq m
(Excluding Outbuilding)**

Ground Floor Area 439 sq ft - 41 sq m

First Floor Area 414 sq ft - 38 sq m

Outbuilding Area 237 sq ft - 22 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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