Sheridan Avenue, Caversham, Reading, RG4 7QD

£500,000

Walmsley

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Walmsley Estate Agents are pleased to offer to the market this chain free family home. Offering spacious accommodation throughout, a versatile garden office, off-road parking for two vehicles and a generous private garden.
The ground floor centres around a comfortable living room featuring a multi-fuel stove, flowing through to the dining room. The well-appointed kitchen provides ample workspace and convenient access to both the dining area and conservatory. The spacious conservatory opens via French doors onto a sunny paved terrace.

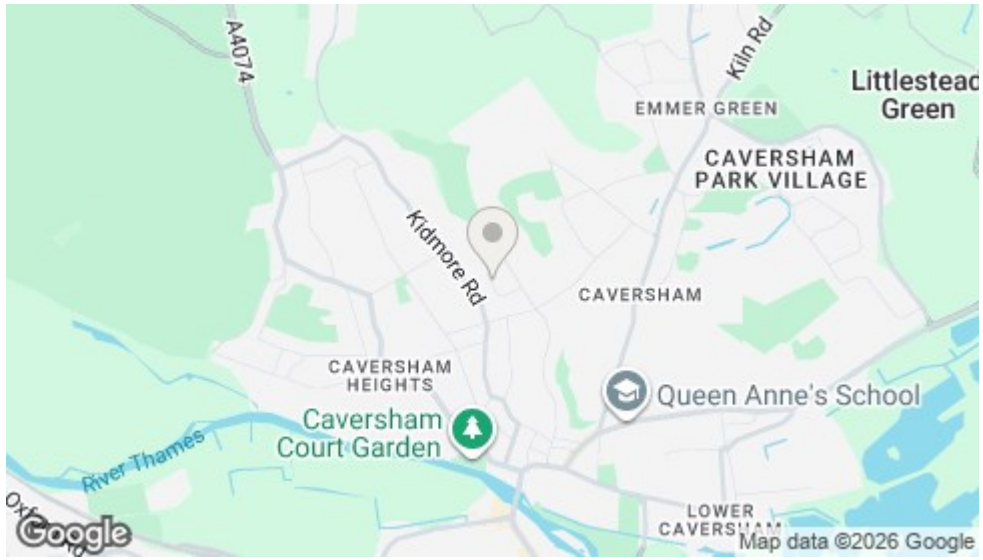
Upstairs are three well proportioned bedrooms and a modern family bathroom. The principal bedroom benefits from a south-facing aspect, while the second double bedroom enjoys attractive garden views. The third bedroom offers flexible accommodation, ideal as a child's bedroom or office space.
Externally, the property boasts a generous private garden with mature planting. There is the fully insulated garden office, featuring floor-to-ceiling double glazing and two separate rooms. This versatile space is ideal for remote working, a gym, studio, or creative workspace.
The private driveway provides convenient parking for two vehicles.
Council Tax D
EPC D

Tenure - Freehold

- Convenient location
- Family home
- Garden room
- Conservatory
- EPC D
- Council Tax Band D

3 1 3 D

PLAYFUL
KISS
LAUGHING
WINK
PLAYFUL


A4074
Kiln Rd
Littlestead
Green
EMMER GREEN
CAVERSHAM
PARK VILLAGE
Kidmore Rd
CAVERSHAM
CAVERSHAM
HEIGHTS
Queen Anne's School
Caversham
Court Garden
River Thames
LOWER
CAVERSHAM
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Approximate Gross Internal Area 929 sq ft - 86 sq m
(Excluding Outbuilding)

Ground Floor Area 532 sq ft – 49 sq m
First Floor Area 397 sq ft – 37 sq m
Outbuilding Area 197 sq ft – 18 sq m

PINKPLAN

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.

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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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