

Upper Warren Avenue, Caversham, Reading, RG4 7EB

£1,200,000

Walmsley

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Situated on Caversham's finest tree lined road, this modern four bedroom detached family home sits on a large plot, with considerable scope for enlargement subject to permissions. Conveniently located close to Caversham Village centre with open countryside on the door step, the well presented accommodation comprises - hall, cloakroom, sitting room, dining room, modern fitted kitchen, utility room, study, main suite with dressing room and refitted en-suite bathroom, 3 further bedrooms, refitted family bathroom, single garage and carport. The gardens are spacious, landscaped and private with a frontage of over 100 feet and a rear garden of over 130 feet. The property also boasts access to a shared riverside leisure plot.

Planning has been granted to substantially extend the property to 3550 feet - confirmation of approval can be found here - https://publicregister.reading.gov.uk/s/planning-application/a0zP20000059Bz3IAE/pl241701 - Mock up illustrations available on request

Upper Warren Avenue stands as Caversham's most prestigious tree-lined avenue, hosting an array of spacious residential properties set on expansive plots. With Mapledurham countryside just a stone's throw away, offering a network of bridle paths perfect for leisurely strolls and cycling adventures, nature enthusiasts will find themselves at home. The area also boasts 2 golf courses nearby along with many other leisure pursuits locally. Additionally, the convenience of Reading station, providing swift commuter access to London Paddington, adds to the appeal of this sought-after location.

EPC - D
Council tax band - G

Tenure - Freehold

















- Sought after tree lined location
- Four double bedrooms
- Large plot
- Planning approved
- Refitted bathrooms
- Modern kitchen
- Next to Mapledurham Countryside
- Over 1800 square feet

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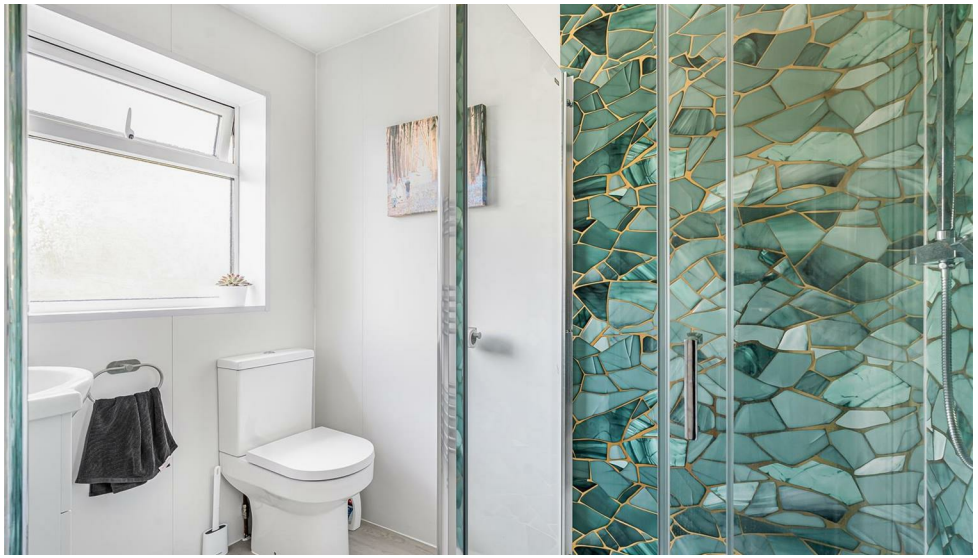








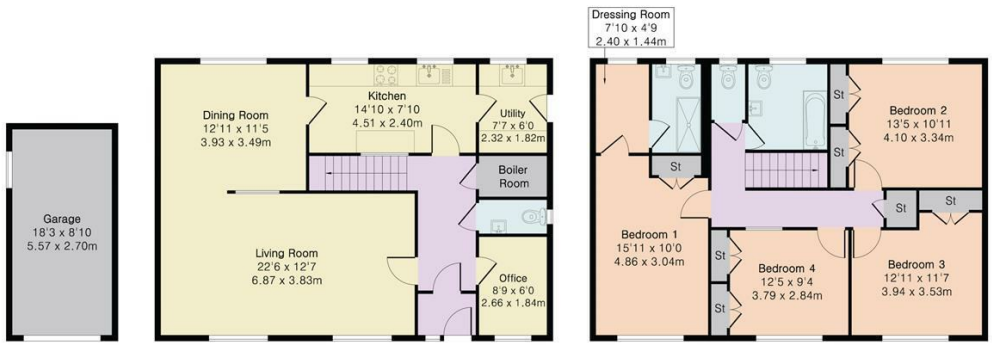







Mapledurham House
Kidmore Rd
CAVERSHAM
Oxford Rd
CAVERSHAM HEIGHTS
Caversham Court Garden
Oak Tree Rd
River Thames
Kentwood Hill
Reading Winter Wonderland
Temporarily closed
NORCOT
Portman Rd
Google
Map data ©2026 Google

Approximate Gross Internal Area 1810 sq ft - 169 sq m
(Including Garage)
Ground Floor Area 824 sq ft – 77 sq m
First Floor Area 824 sq ft – 77 sq m
Garage Area 162 sq ft – 15 sq m



Garage | Ground Floor | First Floor

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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