



Henley Road, Caversham, Reading, RG4 6LJ

£500,000

Walmsley

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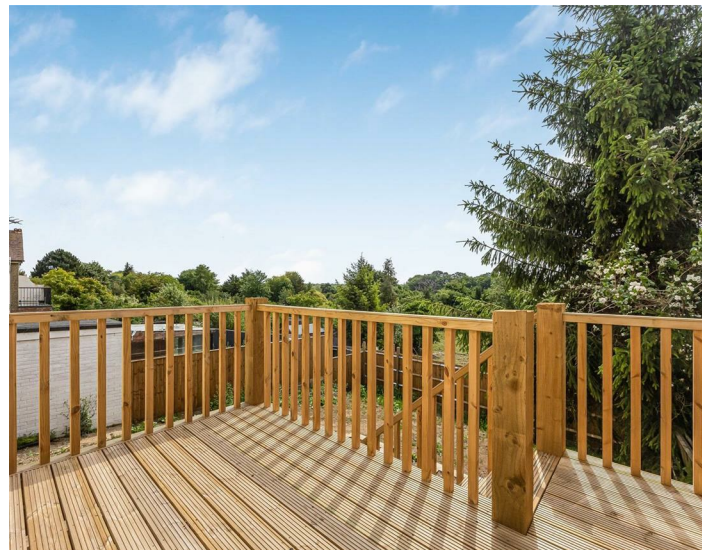
A beautifully presented and recently refurbished, four bedroom semi-detached property situated in this popular Caversham location. The spacious accommodation, spanning three floors comprises; entrance hall, sitting room, modern 18ft kitchen/dining room, WC three bedrooms and refitted family bathroom to the first floor with the fourth bedroom on the second floor. Externally the property boasts large frontage with parking for multiple vehicles, side access, private/southing facing rear garden and storage. The property is sold with the benefit of no onward chain.

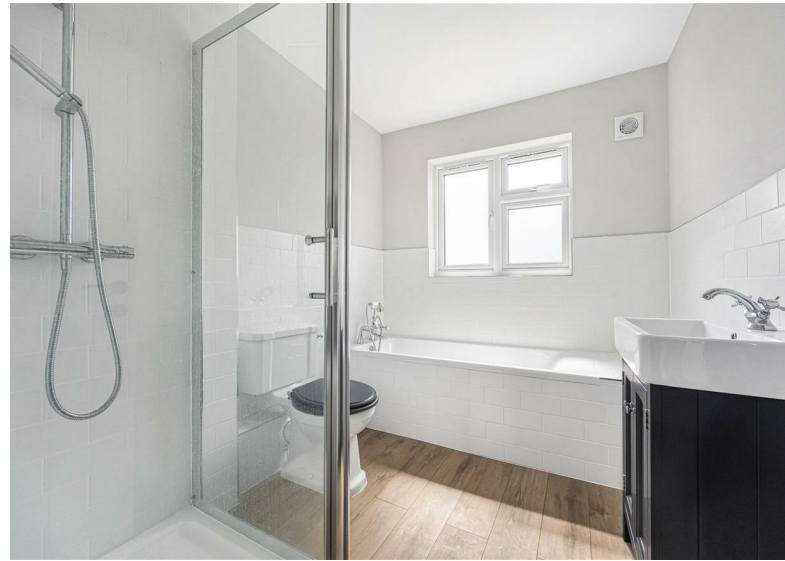
Ideally located in this convenient setting, Henley Road is within walking distance of a local primary school and just 1.5 miles from Caversham, which offers a variety of shops, cafes, restaurants, and supermarkets. Reading town centre and the mainline railway station are less than 2 miles away, offering fast and frequent services to London Paddington in just 25 minutes, along with access to the Elizabeth Line.

EPC - E

Council tax band - E

Tenure - Freehold





- Four bedrooms
- South facing rear garden
- Large drive way
- Recently refurbished
- 18ft kitchen/dining room
- Close to local amenities







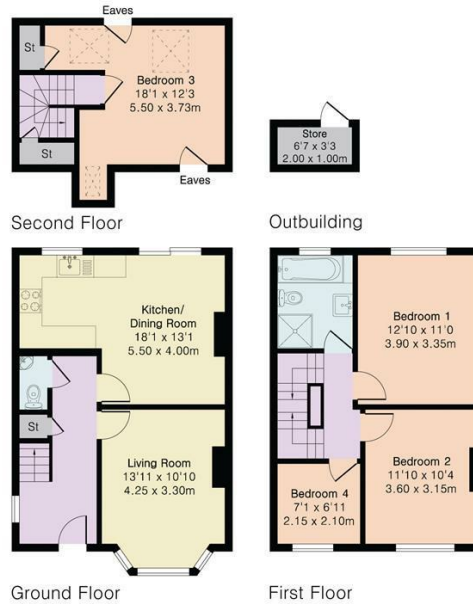
**Approximate Gross Internal Area 1180 sq ft - 110 sq m
(Including Outbuilding)**

Ground Floor Area 472 sq ft - 44 sq m

First Floor Area 458 sq ft - 43 sq m

Second Floor Area 228 sq ft - 21 sq m

Outbuilding Area 22 sq ft - 2 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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