



Henley Road, Caversham, Reading, RG4 6LJ

£585,000

Walmsley

Henley Road, Caversham, Reading, RG4 6LJ

Walmsley Estate Agents are pleased to present this superb four bedroom semi-detached property, it benefits from a loft conversion, situated on a popular road in Caversham.

The spacious accommodation is arranged over 4 floors comprises of a bay fronted living room, a large and beautifully presented kitchen/breakfast/dining room with bifold doors that lead out on to a large balcony. Two double bedrooms on the first floor with a principle bedroom and ensuite on the second floor. You can access the basement from the kitchen and externally, which consists of a W/C and 3 large store areas. Further benefits include gas central heating and double glazing. The property is offered to the market with 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 - D

Council tax band -E

Tenure - Freehold





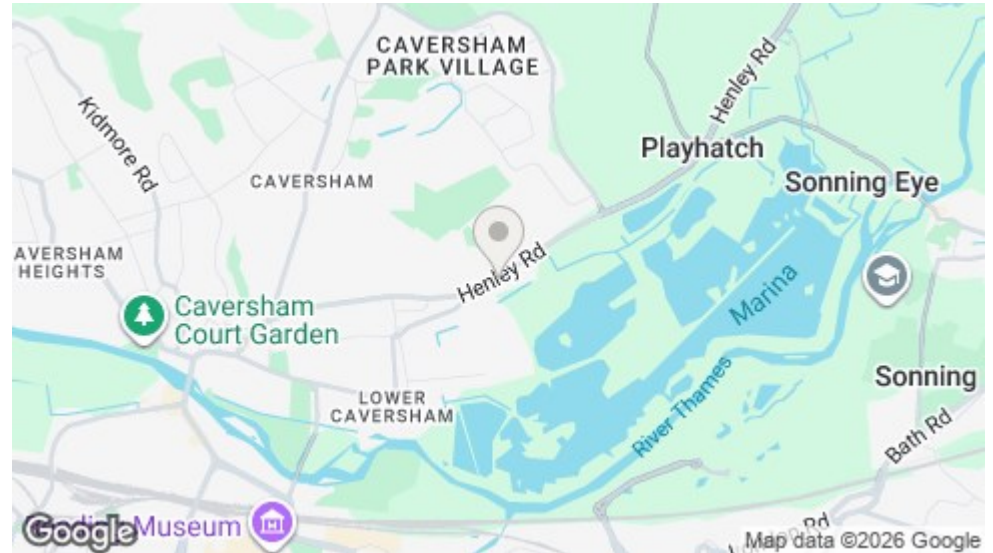
- No onward chain
- Convenient location
- Spacious accommodation
- Recently refurbished
- EPC D
- Council Tax E

 4
  2
  2
  D

RESIDENTIAL SALES • LETTINGS • PROPERTY MANAGEMENT • NEW HOMES







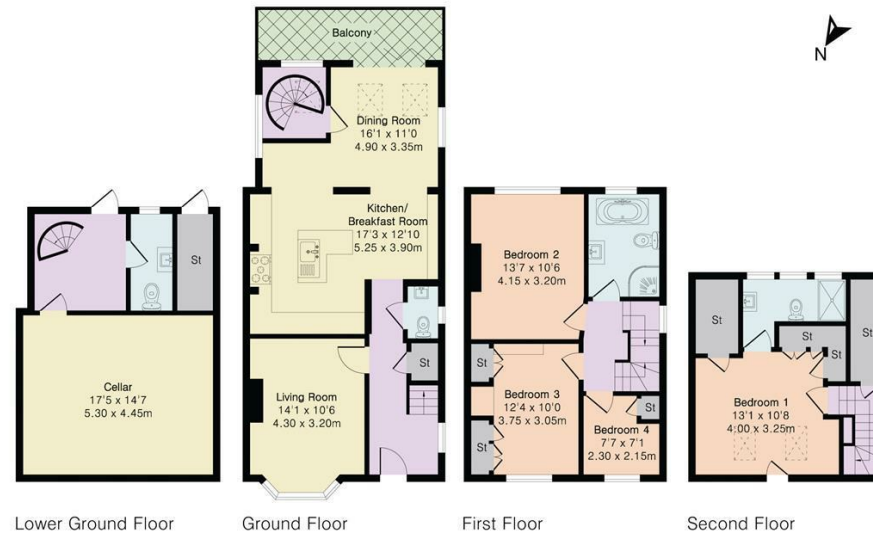
Approximate Gross Internal Area 1795 sq ft - 167 sq m

Lower Ground Floor Area 406 sq ft – 38 sq m

Ground Floor Area 639 sq ft – 59 sq m

First Floor Area 442 sq ft – 41 sq m

Second Floor Area 308 sq ft – 29 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.



9-11 Bridge Street, Caversham, Reading, RG4 8AA

Email: cavershamsales@walmsley.co.uk www.walmsley.co.uk

0118 947 0511

Walmsley