



Cawsam Gardens, Caversham, Reading, RG4 5JE

£450,000

Walmsley

## Cawsam Gardens, Caversham, Reading, RG4 5JE

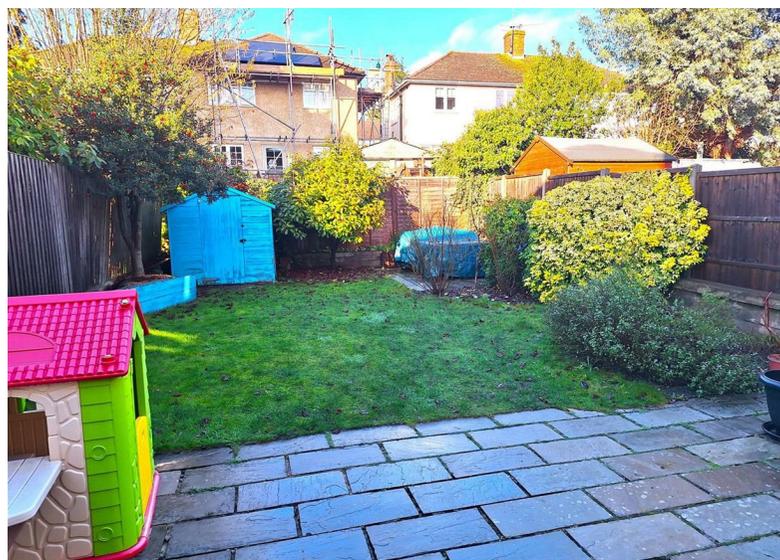
A beautifully presented three-bedroom semi-detached home, tucked away in a quiet residential cul-de-sac within a sought-after part of Caversham. The property comprises entrance hall, an attractive bay-fronted sitting/dining room featuring exposed wooden flooring, and a modern shaker-style kitchen fitted with an integrated hob and oven. To the first floor, the landing leads to three bedrooms and a contemporary family bathroom suite.

Externally, the home benefits from a generous asphalt driveway providing off-street parking for at least two vehicles. The private rear garden is fully enclosed and thoughtfully arranged with a patio seating area, lawn, mature planting and side access. The property offers convenient access to local shops, bus routes, amenities, Caversham centre (1.3 miles) and Reading mainline station (1.8 miles). It also sits within the catchment area for The Hill Primary School, making it an excellent choice for families.

Viewing is highly recommended.  
Council Tax Band: D.  
EPC rating D.

### Tenure - Freehold





- Well-presented accommodation
- Modern kitchen & bathroom
- Three bedrooms
- Driveway parking
- Enclosed rear garden
- Council tax band D





Ground Floor



First Floor

16 Cawsam Gardens

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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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