

Abbottsleigh Gardens, Caversham, Reading, RG4 6LA

£585,000

Walmsley

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An impressive, detached family home in a prime residential location. This superb, detached home offers spacious living, in a sought-after residential setting. Designed with both comfort and style in mind, the property boasts generous room sizes, light and ample storage. The well-appointed accommodation includes a generous entrance hall, cloakroom, a large living room, a separate bay-fronted dining room adjoining to the modern kitchen which is well equipped with integrated appliances. Upstairs, you'll find three well-proportioned bedrooms, including a principal suite with an en-suite shower room, along with a family bathroom. Outside, the property features driveway parking for several vehicles, an integral garage, and an attractive enclosed rear garden mainly laid to lawn with a patio area ideal for outdoor entertaining.
Conveniently located for both Reading and Caversham centres, the property offers easy access to Reading mainline station (Paddington in approximately 25 minutes). The area benefits from a wide range of educational options including private, grammar, and state schools with Micklands Primary School within walking distance. Nearby amenities include regular bus services, Caversham Lake & Marina, Emmer Green shopping precinct, and Clayfield Copse Nature Reserve. The charming villages of Sonning-on-Thames and Playhatch, renowned for their pubs and restaurants, are also close by. Early viewing is highly recommended. NO ONWARD CHAIN
EPC - C
Council Tax - E
https://moverly.com/sale/XJdL7zeaQm2MgypXdzqN4L/view

Tenure - Freehold

















- Fabulous location
- Close to amenities
- Spacious family home
- Garage
- Council Tax Band E
- EPC C

3 2 1 C









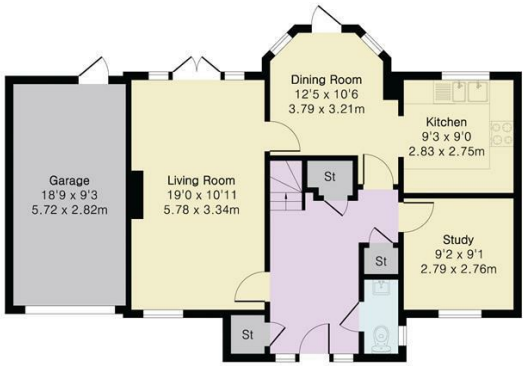







Littlestead Green
EMMER GREEN
CAVERSHAM PARK VILLAGE
Span Hill
Henley Rd
Kidmore Rd
Playhatch
Sonning Eye
CAVERSHAM
CAVERSHAM HEIGHTS
Henley Rd
Caversham Court Garden
Marina
Sonning
LOWER CAVERSHAM
River Thames
Bath Rd
Google
Map data ©2026 Google

Approximate Gross Internal Area 1308 sq ft - 121 sq m
(Excluding Garage)
Ground Floor Area 672 sq ft – 62 sq m
First Floor Area 636 sq ft – 59 sq m
Garage Area 174 sq ft – 16 sq m



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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