



Henley Road, Caversham, Reading, RG4 6LJ

£725,000

Walmisley

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A substantial, refurbished, detached family home, with space and flexibility. The accommodation spans a three bedroom main property, alongside a two bedroom annex and comprises, entrance hall, sitting room, dining room, modern kitchen, three bedrooms with dressing room to the principle bedroom and modern family bathroom. The annex, accessed separately comprises; sitting room, modern kitchen, two double bedrooms and modern family bathroom. Externally the property boasts a large frontage for multiple vehicles, a south facing patio to the rear, as well as a private, enclosed rear garden. The property further benefits from an outside VVC and storage space, and is being sold with the benefit for 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

<https://moverly.com/sale/LK7izVuwcLsmbSPYp9aUDW/view>

*Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed the fee cannot be refunded even if the property does not go ahead.

Tenure - Freehold





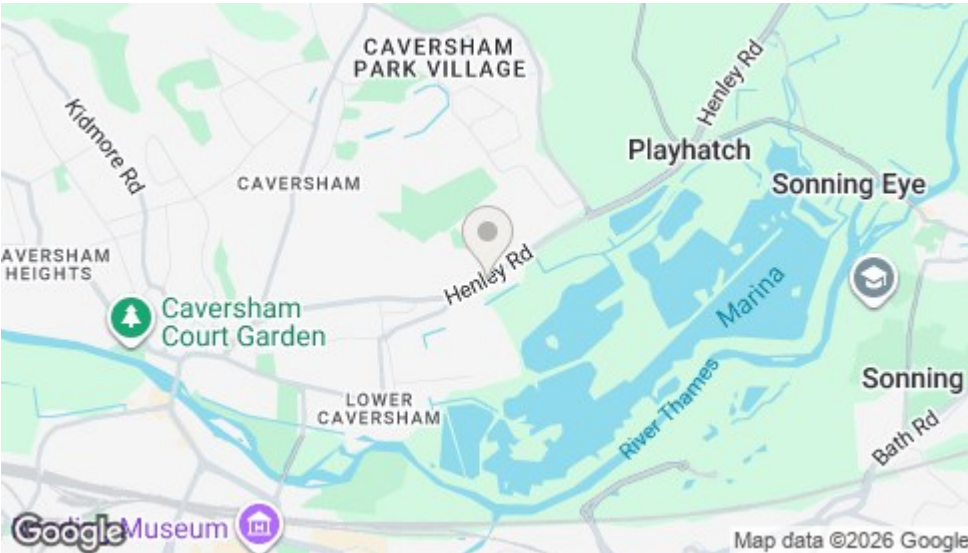
- Spacious Detached Property
- Five Bedrooms
- Four Receptions
- Flexible Accommodation
- Large Driveway
- Potential for Annex Conversion
- Close to Caversham Centre
- EPC Rating - D

 5
  2
  4
  D

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**Approximate Gross Internal Area 2319 sq ft - 216 sq m
(Including Outbuilding)**

Cellar Area 221 sq ft - 20 sq m

Ground Floor Area 610 sq ft - 57 sq m

First Floor Area 754 sq ft - 70 sq m

Outbuilding Ground Floor Area 320 sq ft - 30 sq m

Outbuilding First Floor Area 414 sq ft - 39 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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Walmsley