



Lowfield Road, Caversham, Reading, RG4 6PA

£450,000

Walmsley

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A well presented, four bedroom semi-detached property featuring the addition of a garage conversion. The accommodation comprises; entrance hall, sitting/dining room, modern kitchen, four bedroom with en-suite WC, three further double bedrooms and modern family bathroom. Externally the property boasts a private/enclosed rear garden, 9ft summer house with light, power and aircon unit and off road parking for multiple vehicles. Further benefits include a brand new boiler (2026), side access and UPVC double glazing.

Caversham Park is a popular place to live. It lies close to the Emmer Green shopping precinct and primary and secondary schools are within the immediate area. There are regular bus services leading into Reading town centre, a nature reserve and tennis club plus South Oxfordshire countryside and Reading Golf Club.

EPC - D

Council Tax Band - C

<https://moverly.com/sale/L3ApwFj3Msed8kum4FAj2W/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



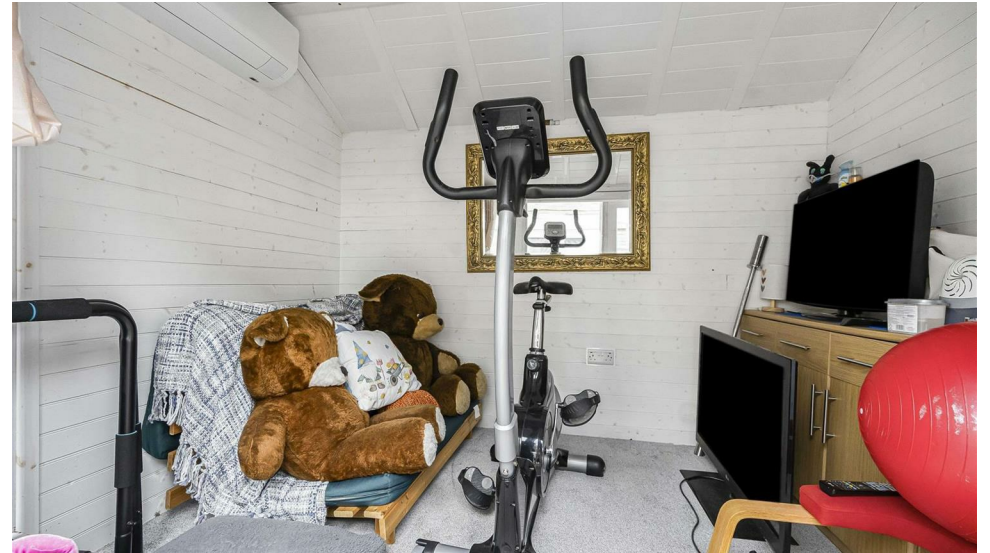


- Summerhouse with aircon
- 4 double bedrooms
- Modern kitchen and bathroom
- Private rear garden
- WC
- Large driveway



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**Approximate Gross Internal Area 1110 sq ft - 103 sq m
(Including Outbuilding)**

Ground Floor Area 579 sq ft – 54 sq m

First Floor Area 464 sq ft – 43 sq m

Outbuilding Area 67 sq ft – 6 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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