



Ellesmere Close, Caversham, Reading, RG4 5HG

£490,000

Walmsley

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A well-presented, modern family home tucked away in a desirable location, overlooking a residential green on a highly regarded, tree-lined private road—just over a mile's walk to Reading Mainline Station.

This spacious property offers thoughtfully designed accommodation comprising: an entrance hall, cloakroom, a bright and airy sitting/dining room with parquet flooring and bi-folding doors opening onto the rear garden, and an open-plan modern kitchen. Upstairs, there are three bedrooms and a contemporary family bathroom. To the rear, the charming enclosed garden features a patio area and benefits from rear access to a double-width garage. Viewing is highly recommended.

Ellesmere Close is set off a private, tree-lined road in a sought-after location, offering easy access to Caversham Centre and Reading Mainline Station, which is just 1.6 miles away and provides fast, regular services to London Paddington. The property also falls within the catchment area for the well-regarded Hill Primary School. A voluntary private road maintenance charge of £65 per annum applies. EPC - C. Council Tax - D

<https://moverly.com/sale/My5rbvwITV2gpFqQxS1t/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





- Situated off a private tree-lined road
- Excellent condition
- Modern kitchens & bathrooms
- Three bedrooms
- Double-garage
- Parking

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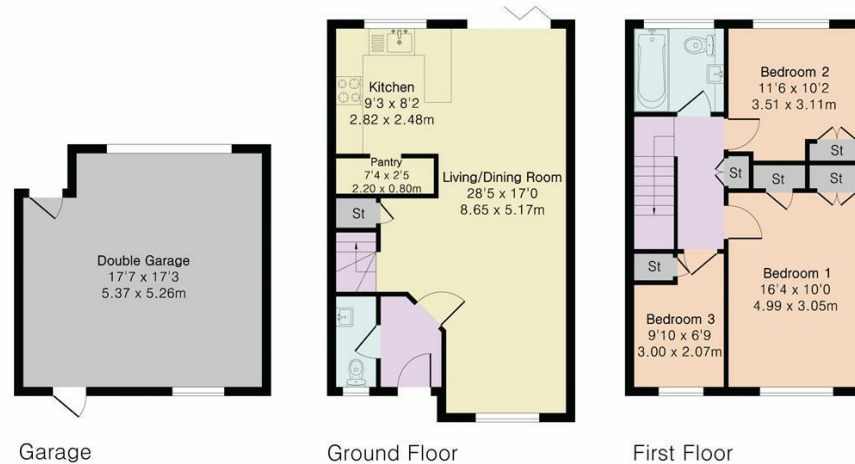
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**Approximate Gross Internal Area 915 sq ft - 85 sq m
(Excluding Garage)**

Ground Floor Area 466 sq ft – 43 sq m

First Floor Area 449 sq ft – 42 sq m

Garage Area 291 sq ft – 27 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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