



All Hallows Road, , Caversham, RG45LP

£775,000

Walmsley

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Walmsley Estate Agency is pleased to present this well-maintained detached family home, situated within an exclusive gated development of just three properties built by Bentier Homes in 2010.

The accommodation comprises an entrance hall, cloakroom, sitting room, and a spacious kitchen/dining room with integrated appliances and quartz worktops. To the first floor are four bedrooms, with en-suite principle bedroom and a family bathroom. Externally, the property benefits from a landscaped rear garden, a detached double garage, and driveway parking. Further features include underfloor heating throughout the ground floor. Council tax band F. EPC rating B.

Caversham is located on the northern bank of the River Thames, extending towards the foothills of the Chiltern Hills in Berkshire. Across the river lies Reading town centre and the mainline railway station, offering direct services to London Paddington in as little as 25 minutes.

The area is well connected via Caversham Bridge, Reading Bridge and Caversham Lock, with Sonning Bridge a short distance to the east. Caversham centre offers a wide range of shops, cafés, pubs and restaurants, while Reading provides further retail and leisure facilities. The area is also well served by a selection of highly regarded state and independent schools for all ages.

Tenure - Freehold





- Gated development
- Detached family home
- Two bathrooms
- Double garage
- Excellent presentation
- Driveway parking

 4
  3
  2
  B

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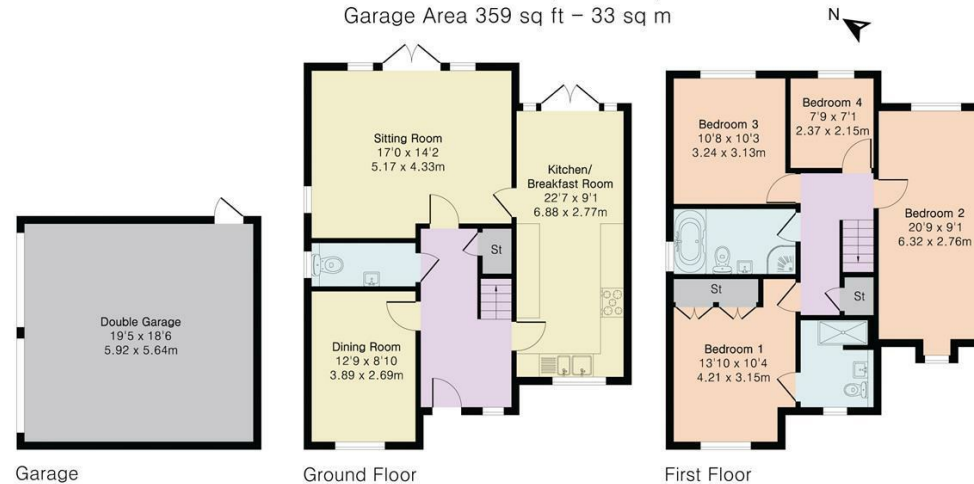


**Approximate Gross Internal Area 1412 sq ft - 131 sq m
(Excluding Garage)**

Ground Floor Area 725 sq ft – 67 sq m

First Floor Area 687 sq ft – 64 sq m

Garage Area 359 sq ft – 33 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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