



Walmsley
For Sale
0118 947 0511
walmsley.co.uk

Harrogate Road, Caversham, Reading, RG4 7PN

£475,000

Walmsley

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Walmsley Estate Agents are delighted to present this spacious two-bedroom detached bungalow, set on a generous plot with a large rear garden and on a highly sought after road in the heart of Caversham Heights.

The accommodation is well proportioned throughout and comprises an entrance porch opening into a reception hall, with access to the kitchen, living room, dining room/bedroom two, and the principal bedroom. The dining room leads through to a substantial family room, which enjoys direct access to the rear garden.

Both bedrooms are generous double rooms, complemented by a family bathroom and a separate WC.

This family home is conveniently located within easy driving distance of both Reading and Caversham centres and Reading mainline station with its direct service to London Paddington, whilst the beautiful South Oxfordshire countryside is also close by. There are a range of leisure facilities, with fabulous walks and bike rides available in the immediate area and the property is also well placed to access a wide selection of state and private schools. Viewing is highly recommended.

Council Tax band E, EPC C

No onward chain

Tenure - Freehold





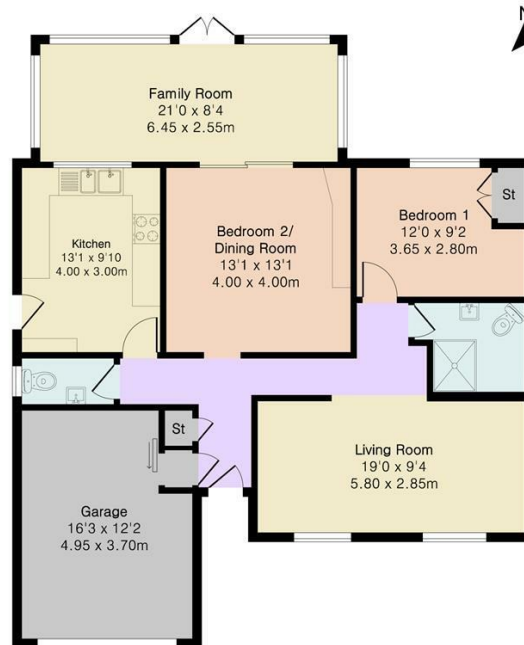
- Desirable location
- Generous plot
- Close to amenities
- EPC C
- Council Tax E
- No onward chain

 2
  1
  2
  C

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**Approximate Gross Internal Area 1192 sq ft - 111 sq m
(Include Garage)**



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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