



Abingdon Drive, Caversham, Reading, RG4 6RU

£450,000

Walmsley

Abingdon Drive, Caversham, Reading, RG4 6RU

A well proportioned, three bedroom link detached property situated in this popular cul-de-sac location. The spacious accommodation comprises; entrance hall, 23ft sitting/dining room, porch, kitchen, study, three double bedrooms (two with fitted wardrobes) and family bathroom.

Externally the property boasts a larger than average rear garden, enclosed front garden, garage with electric door and off road parking. Further benefits include double glazing and gas central heating.

Abingdon Drive is conveniently positioned within close proximity of local recreational facilities, open fields and nature reserve. Emmer Green shopping precinct and primary and secondary schools are also located 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. Viewing is highly recommended.

EPC - D

Council tax band - D

Tenure - Freehold





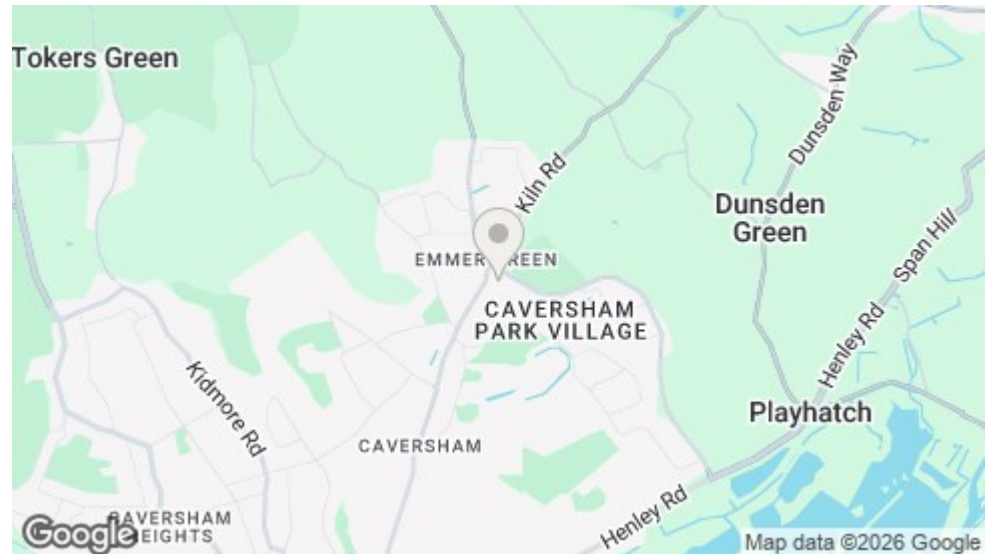
- Large garden
- Three double bedrooms
- Study
- Link detached
- Walking distance to shops and schools
- Garage
- Scope for expansion (STTP)
- 23ft living/dining room

 3
  1
  2
  D

RESIDENTIAL SALES • LETTINGS • PROPERTY MANAGEMENT • NEW HOMES





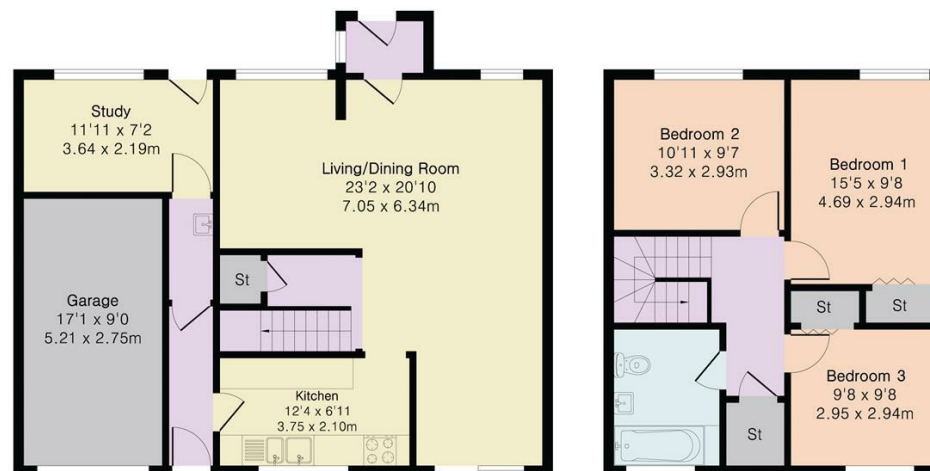


**Approximate Gross Internal Area 1189 sq ft - 111 sq m
(Excluding Garage)**

Ground Floor Area 675 sq ft – 63 sq m

First Floor Area 514 sq ft – 48 sq m

Garage Area 151 sq ft – 14 sq m



Ground Floor

First Floor



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.



9-11 Bridge Street, Caversham, Reading, RG4 8AA

Email: cavershamsales@walmsley.co.uk www.walmsley.co.uk

0118 947 0511

