



Priest Hill, Caversham, READING, RG4 7RZ

£550,000

Walmsley

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Walmsley Estate Agency are pleased to offer to the market this well-presented duplex 3/4 bedroom period conversion with a share of freehold, situated on a sought-after road in Caversham, with a private garden and garden room. The accommodation comprises a private entrance, landing, an impressive living room, bedroom two, bedroom three, and a kitchen/breakfast room with a vaulted ceiling and views over the private garden and the Reading skyline, as well as a modern shower room. The second floor provides a large landing/study area (with potential to install a stud wall to create an additional room) and a spacious guest bedroom.

Externally, the property benefits from a mature rear garden with well-stocked borders and beds, leading to garden room with a living area, kitchen area, and a large store. To the front of the property there is off-street parking.

The property is conveniently located within walking distance of a range of local amenities, including the public library, doctors' surgery, dental practice, Thameside Primary School, and a selection of restaurants, pubs, local shops, and a Waitrose supermarket. Frequent bus services provide access to Reading and the surrounding areas.

Christchurch Meadows and the Thames towpath are close by, offering opportunities for walking, cycling, and other outdoor activities. Reading mainline station is also easily accessible, with journey times to London Paddington of approximately 25 minutes. Connectivity has been further enhanced by the Elizabeth Line, providing direct routes into central London.

Share of the freehold - 125 year lease; 107 years remaining.

£0 ground rent

Tenure - Leasehold - Share of Freehold





- Duplex 3/4 bed period conversion with share of freehold
- Bright living space and vaulted kitchen with skyline views
- Flexible layout with potential extra bedroom/study
- Private garden with versatile garden room
- Off-street parking and private entrance
- Prime Caversham location near amenities & transport

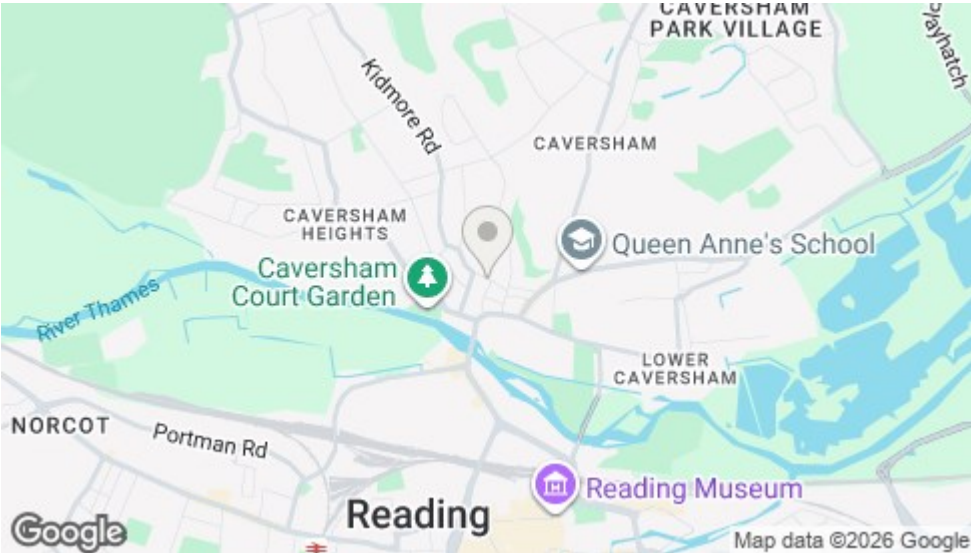


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**Approximate Gross Internal Area 1386 sq ft - 128 sq m
(Excluding Outbuilding)**

Ground Floor Area 33 sq ft - 3 sq m

First Floor Area 961 sq ft - 89 sq m

Second Floor Area 392 sq ft - 36 sq m

Outbuilding Area 310 sq ft - 29 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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