



Ellesmere Close, Caversham, Reading, RG4 5HG

£775,000

Walmsley

Ellesmere Close, Caversham, Reading, RG4 5HG

SOLD PRIOR TO MARKETING A beautifully presented, gated, detached property situated off a popular private road. The flexible accommodation comprises; entrance hall, 21ft sitting/dining room with bi-folding doors, study, modern kitchen/breakfast room, utility room with walk-in pantry, 3 double bedrooms with built-in wardrobes and 2 modern bathrooms. Externally the property boasts a private, enclosed garden, detached garage and electronic gates.

Ellesmere Close is situated off Derby Road, a private tree lined road in a popular location, offering easy access to Caversham centre and Reading mainline station. The mainline station is located within 1.6 miles of the mainline station; with it's fast regular services to London Paddington. Furthermore, the property is within The Hill Primary School catchment area. Voluntary garden fund £75 per annum.

EPC Rating - D

Council Tax Band - E

<https://moverly.com/sale/X2SpdXX3h9vpR4a7ELNgE4/view>

Tenure - Freehold

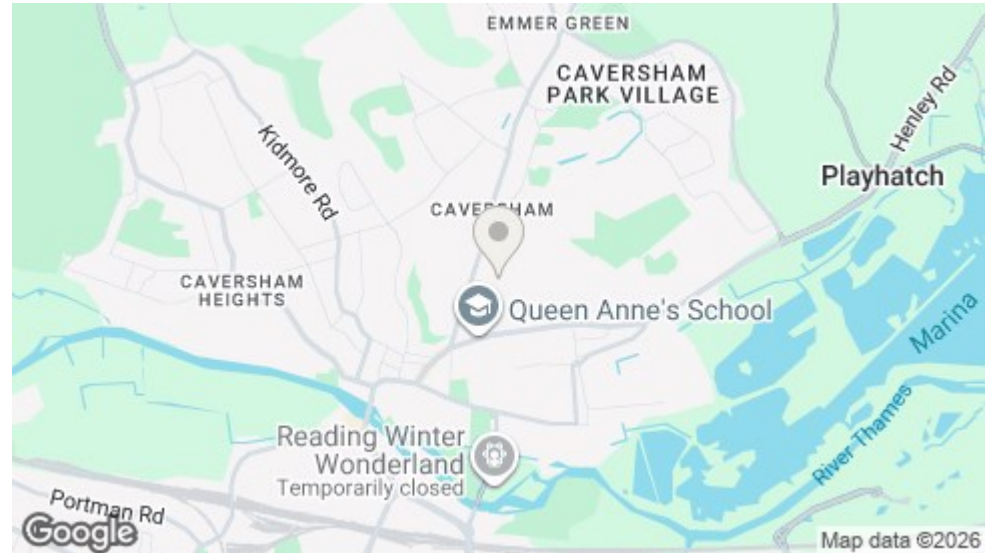




- Bespoke detached
- Gated property
- Flexible accommodation
- Modern kitchen breakfast room
- 3 double bedrooms
- 18ft garage
- No onward chain
- Private road

 3  2  null  D





**Approximate Gross Internal Area 1707 sq ft - 158 sq m
(Including Garage)**

Ground Floor Area 1006 sq ft – 93 sq m

First Floor Area 511 sq ft – 47 sq m

Garage Area 190 sq ft – 18 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.



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

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

0118 947 0511

