



Matlock Road, Caversham Heights, Reading, RG4 7BS

£960,000

Walmsley

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Walmsley Estate Agency are pleased to offer to the market this superb Edwardian semi-detached home, arranged over three floors, retaining a wealth of character and charm. The property has been upgraded and extended to an exceptionally high standard, featuring luxuriously appointed bathrooms and a stunning kitchen/family/breakfast room with bifolding doors opening onto the decked terrace and garden beyond.

The reception rooms are generously proportioned, showcasing feature fireplaces and elegant panelled dividing doors. Additional highlights include a utility/laundry room and a cloakroom. The spacious first-floor landing leads to three double bedrooms, including the principal bedroom with a superbly designed en-suite shower room. The second floor provides two further double bedrooms, both benefiting from generous eaves storage and a well-appointed shared bathroom.

Externally, the rear garden is enclosed to all boundaries benefitting from a generous raised decking area, leading to a majority lawn garden. To the rear of the garden you will find a high-quality garden office installed in 2024; measuring approximately 23ft in length and incorporating a 11'2 x 6'9 storage area. Viewing highly recommended. Council tax band E, EPC rating D.

Matlock Road is a highly sought-after residential location within easy reach of Reading mainline station and just a short walk from vibrant Caversham centre, known for its excellent range of restaurants, bars, independent shops, and the River Thames promenade. The property also falls within the catchment for Ofsted-outstanding schools across all age groups. An early viewing is strongly recommended through the vendors' sole agent.

Tenure - Freehold

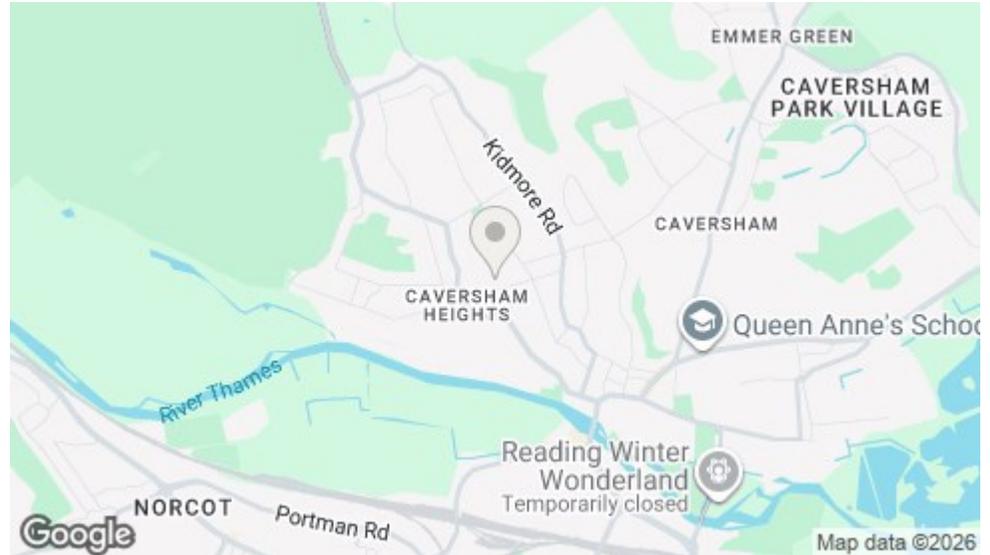




- Stunning Edwardian semi-detached property
- Extensive accommodation over three separate floors
- Period features
- Five bedrooms
- Three bathrooms
- Coversham Heights
- Council tax band E
- EPC rating D

5 3 3 D





**Approximate Gross Internal Area 2536 sq ft - 236 sq m
(Including Outbuilding)**

Ground Floor Area 1057 sq ft - 98 sq m

First Floor Area 642 sq ft - 60 sq m

Second Floor Area 569 sq ft - 53 sq m

Outbuilding Area 268 sq ft - 25 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

