

Patrick Road, Caversham, Reading, RG4 8DD

£525,000

Walmsley

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A well-presented and spacious three story Victorian property, retaining much character and charm, situated in a quiet cul-de-sac location. The light and airy accommodation comprises: entrance hall, sitting room with feature fireplace, dining room (with wood burner), modern kitchen/breakfast room with French doors to garden, two double bedrooms and large bathroom to the first floor and third double bedroom to the second with en-suite shower room. Externally the property boasts a private landscaped west facing rear garden and rear pedestrian access. Further benefits include; UPVC double glazing and gas central heating.

Patrick Road is sought-after location, the property offers excellent access to both Reading town centre and Caversham, with a wide range of shops, pubs, restaurants, and leisure facilities nearby, including the popular Thames Lido. The River Thames and Reading Station are within walking distance, making this an ideal location for commuters, with fast trains to London Paddington (approx. 25 minutes) and services on the Elizabeth Line.

Council tax band - C
EPC - D

Tenure - Freehold

















- Three double bedrooms
- Kitchen/breakfast room
- Central location
- West facing garden
- Beautifully presented
- En-suite

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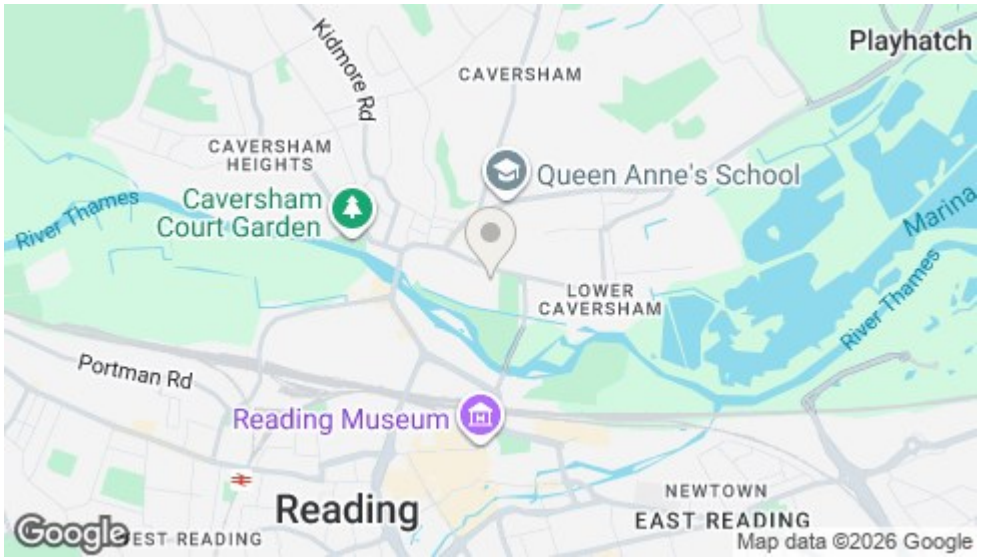



TROLL








Kidmore Rd
CAVERSHAM
Playhatch
CAVERSHAM HEIGHTS
Queen Anne's School
River Thames
Caversham Court Garden
Marina
LOWER CAVERSHAM
River Thames
Portman Rd
Reading Museum
Reading
NEWTOWN
EAST READING
Google
EST READING
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Approximate Gross Internal Area 1188 sq ft - 110 sq m

Ground Floor Area 486 sq ft – 45 sq m

First Floor Area 421 sq ft – 39 sq m

Second Floor Area 281 sq ft – 26 sq m



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