



St. Andrews Road, Caversham, Reading, RG4 7PH

£699,995

Walmsley

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Walmsley Estate Agency are pleased to offer to the market this detached family home, situated in the ever so popular Caversham Heights. The accommodation comprises entrance porch, inner hallway, living room, dining room, conservatory, kitchen, W/C, landing, three bedrooms and a family bathroom. Externally the property benefits from a gated frontage with garden area, garage and off street parking for two vehicles. To the rear of the property there is a private and enclosed mature garden with flower and shrub borders. Viewing highly recommended. EPC rating D. Council tax band F.

Caversham is situated just north of The River Thames, offering a vast array of shops, bars, restaurants, together with excellent schooling. Reading Station servicing London (Paddington 25 minutes and Crossrail services) is within a mile of Caversham Bridge. Emmer Green & Caversham Heights border the South Oxfordshire countryside, with a choice of golf courses and Mapledurham Gym.

Tenure - Freehold





- Detached family home
- Caversham Heights
- Three bedrooms
- Garage
- Driveway parking
- No onward chain
- EPC D
- Council Tax Band F



Approximate Gross Internal Area 1445 sq ft – 135 sq m
 Ground Floor Area 922 sq ft – 86 sq m
 First Floor Area 523 sq ft – 49 sq m



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 as defined by RICS code of measuring practice. No guarantee is given on 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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