



Hornbeam Close, Caversham Heights, Reading, RG4 7DF

£945,000

Walmsley

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An attractive contemporary home, situated in an exclusive gated community of just five modern properties. The property has undergone substantial investment in recent years, including the addition of three modern bathrooms, a stylish and fully equipped kitchen/dining room with breakfast bar, and a garage partition offering extra internal storage, with the flexibility to revert it to a garage if desired. Impeccably maintained, the home is light and airy, boasting high ceilings, underfloor heating throughout (water system) and a beautifully landscaped garden that overlooks a private woodland. This spacious property includes a reception hall, cloakroom, large sitting room, modern and well-equipped kitchen, utility room with an additional oven and microwave, storage room, and four double bedrooms, all with vaulted ceilings. Two of the bedrooms benefit from en-suite bathrooms, with a separate family bathroom serving the others. The home is ideally situated in a sought-after area with access to excellent schools, recreational parks, local dining, a tennis court, and scenic country walks and bike trails nearby.

Communal Charge - £600 Per Year
Council Tax Band - F
EPC - C

Material Information:
<https://moverly.com/sale/TAvoKHvwnmvzy/WXY8mbE/view>

Tenure - Freehold



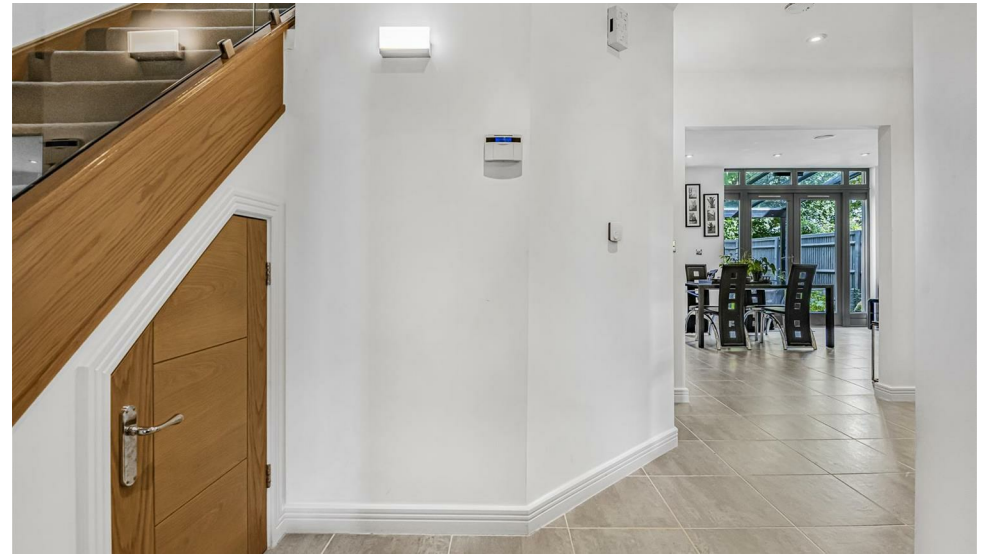


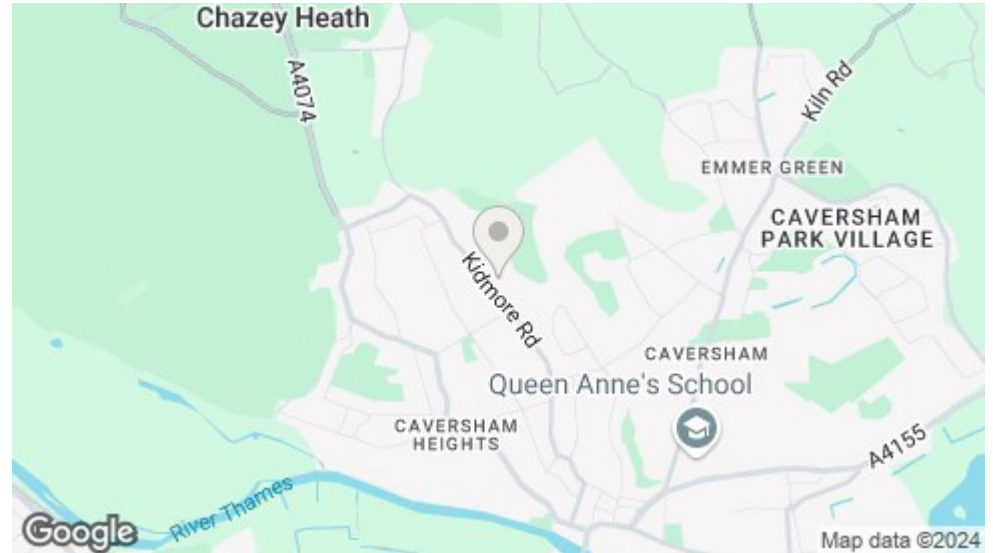
- Gated Development
- Caversham Heights
- Backing onto Woodland
- Contemporary accommodation
- Patio pergola
- Private Road

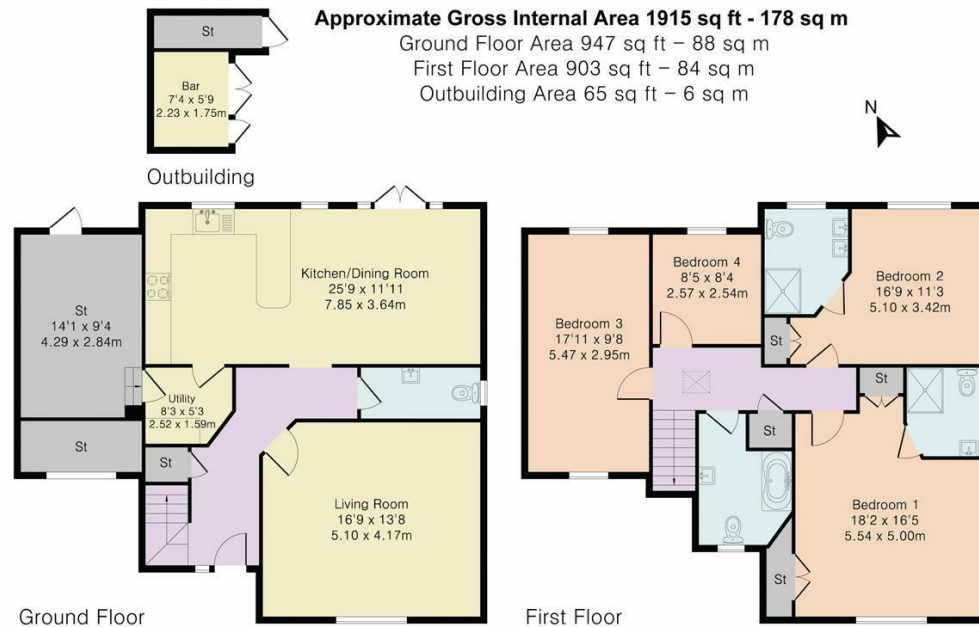


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Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by 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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