



Briar Close, Caversham, Reading, RG4 7QH

£635,000

Walmsley

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An impressive extended four-bedroom detached family home, set in an elevated position within a peaceful cul-de-sac backing directly onto tranquil woodland. The accommodation comprises entrance hall, living room, modern kitchen/breakfast room, study, family room, landing, four bedrooms, WC and a family bathroom suite. Externally the property benefits from a private enclosed rear garden, driveway parking and lean-to. Viewing highly recommended.

Council tax band E. EPC rating D.

Location

Situated just north of the River Thames, Caversham offers an excellent range of shops, bars and restaurants, along with highly regarded schooling. Reading Station—with fast services to London Paddington in approximately 25 minutes and full Crossrail/Elizabeth Line connectivity—is within half a mile of Caversham Bridge.

Bordering the picturesque South Oxfordshire countryside, Emmer Green and Caversham Heights provide access to beautiful walking routes, several golf courses, and local leisure facilities including Mapledurham Health Club and Rivermead Leisure Complex.

Tenure - Freehold

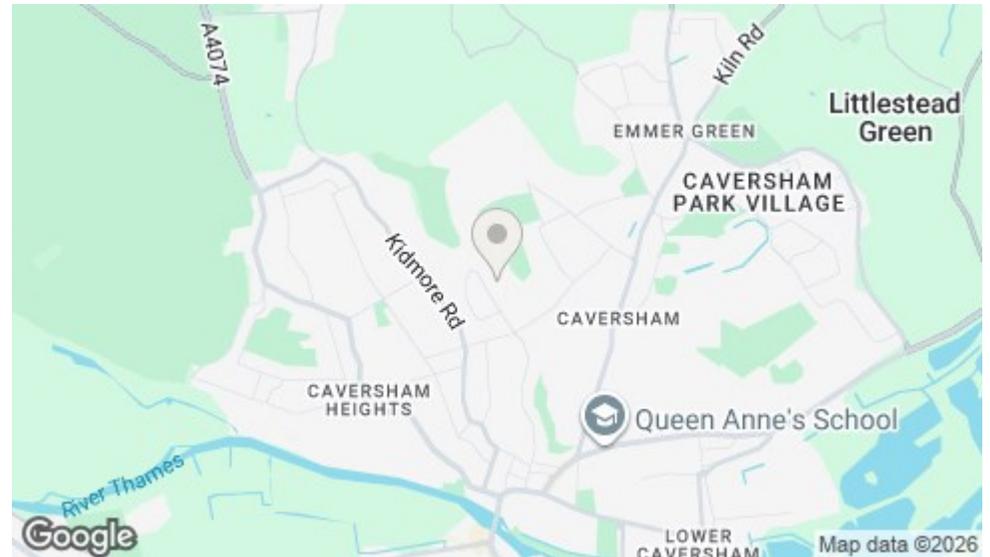




- An impressive extended four-bedroom
- Set in an elevated position
- Private enclosed rear garden
- Viewing highly recommended
- EPC rating D
- Council tax band E







**Approximate Gross Internal Area 1492 sq ft - 138 sq m
(Including Outbuilding)**

Ground Floor Area 809 sq ft – 75 sq m

First Floor Area 595 sq ft – 55 sq m

Outbuilding Area 88 sq ft – 8 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.



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