



Upper Woodcote Road, Caversham, Reading, RG4 7LD

£725,000

Walmsley

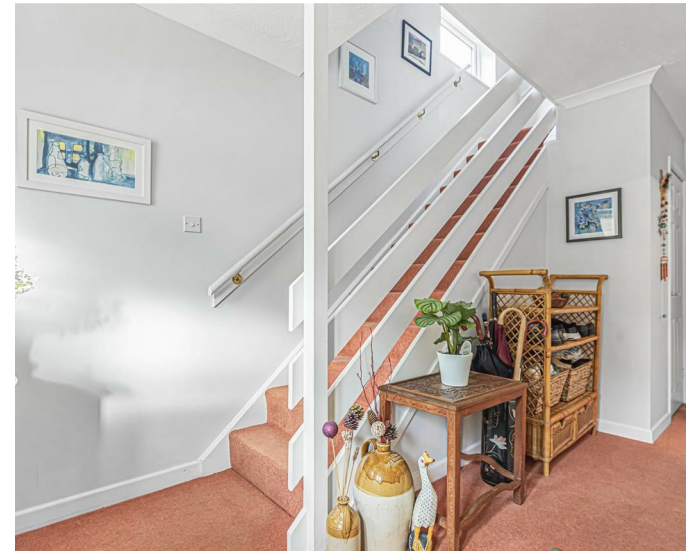
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A well presented character, bay-fronted, extended detached property, built circa 1930s, situated on a very popular road in Caversham Heights, with scope for expansion. The impressive accommodation comprises entrance hall, living room, dining room, kitchen/breakfast room, landing, three bedrooms, bedroom 1 with en-suite facility, two further bedrooms and a family bathroom suite. Externally the property benefits from a large private frontage, with driveway parking for numerous vehicles. To the rear of the property is a beautiful, mature rear garden, with well stocked flower and shrub borders, measuring in excess of 120ft. Further benefits include replacement boiler and tank in 2023. The dishwasher and the washing machine were replaced in 2024.

This super family home is conveniently located within easy driving distance of both Reading and Caversham centres and Reading mainline station with its direct service to London Paddington, whilst the beautiful South Oxfordshire countryside is also close by. There are a range of leisure facilities, with fabulous walks and bike rides available in the immediate locale and the property is also well placed to access a wide selection of state and private schools in the area. Viewing is highly recommended. EPC rating C. Council tax band F.

<https://moverly.com/sale/MKrlbBbqu1s6G6aQaGzsnU/view>

Tenure - Freehold

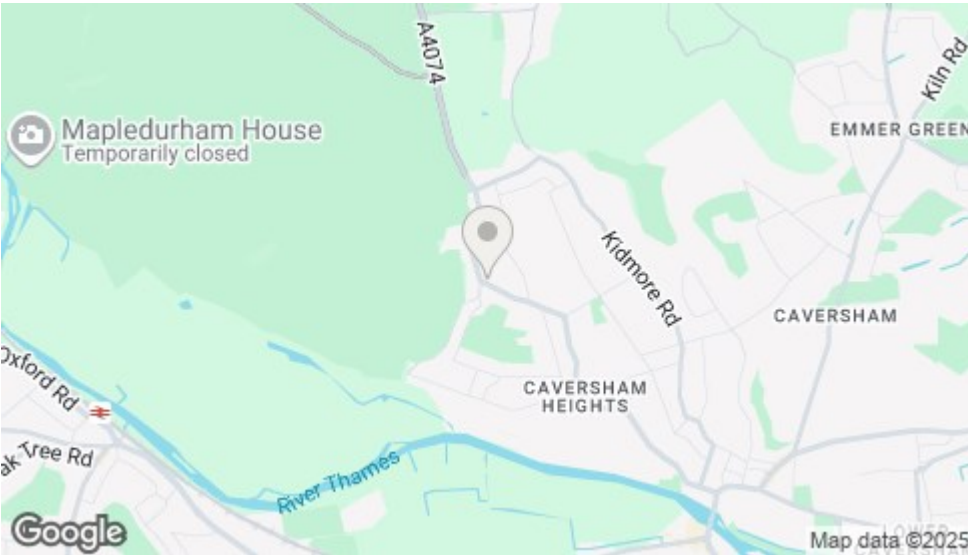




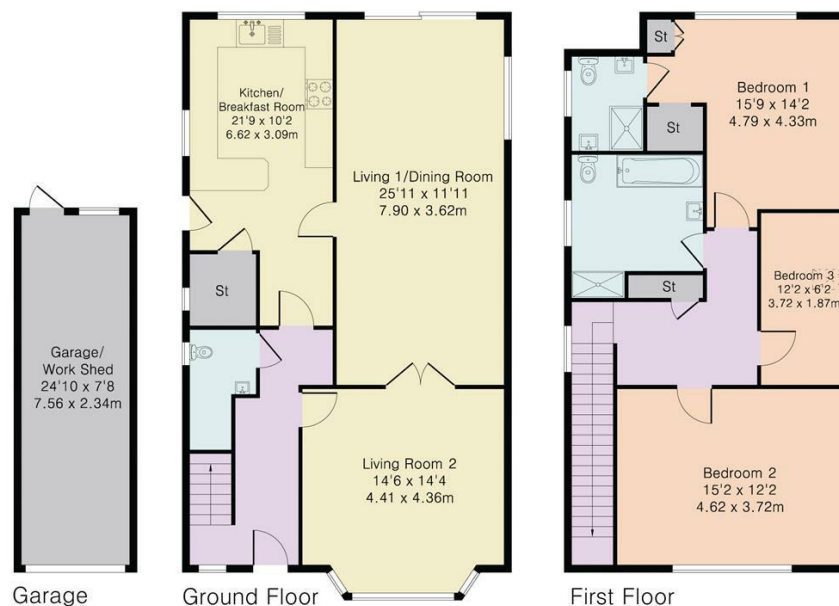
- Caversham Heights
- Detached
- Generous accommodation
- Large frontage
- Large rear garden
- Scope to extend (subject to the usual consents and permissions)

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Approximate Gross Internal Area 1812 sq ft – 168 sq m
 Ground Floor Area 880 sq ft – 82 sq m
 First Floor Area 742 sq ft – 69 sq m
 Garage Area 190 sq ft – 18 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.



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