



Knighton Close, Caversham, Reading, RG4 7SZ

£599,999

Walmesley

Knighton Close, Caversham, Reading, RG4 7SZ

A superb semi-detached property, subject to extensive refurbishment, finished to exacting standards, situated in a residential cul-de sac, within the Caversham Primary School (Outstanding Rating) catchment area. The versatile and cleverly designed accommodation, that spans over four floors, would not only appeal to a growing family but also to an HMO investor.

The accommodation comprises entrance hall, shower room, reception room/bedroom, living room leading to a superb modern shaker style kitchen with underfloor heating, dining area, glass lantern and bi-folding doors.

The second floor comprises two double bedrooms and two en-suites with stairs that lead to the second floor. The second floor boasts an additional two bedrooms and two further en-suites and stairs leading to a loft room/study.

Externally, the property benefits from a driveway for two cars and off-street parking for guests, with side pedestrian access to a private rear garden which is fenced on all boundaries with a sandstone patio area that leads on to a newly laid lawn area with a timber shed.

Knighton Close is without doubt, a great place to live, situated within proximity of Caversham centre, with its restaurants, bars, supermarkets, boutique shops and library as well Balmore Park with its panoramic views over the town. Reading town centre is also within easy walking distance, as well as the River Thames, which passes between Caversham and Reading with rowing and canoeing clubs in the immediate area and attractive riverside walks and bike rides. Another huge benefit of Knighton Close is its close proximity to Reading mainline station (approx. 1.4 miles) with its direct route to London Paddington (approx. 25 mins). No onward chain.

Tenure - Freehold





- Cul-de-sac location
- Completely modernised
- Five potential bedrooms
- Five bathrooms
- Excellent presentation
- Loft room/study
- Landscaped rear garden

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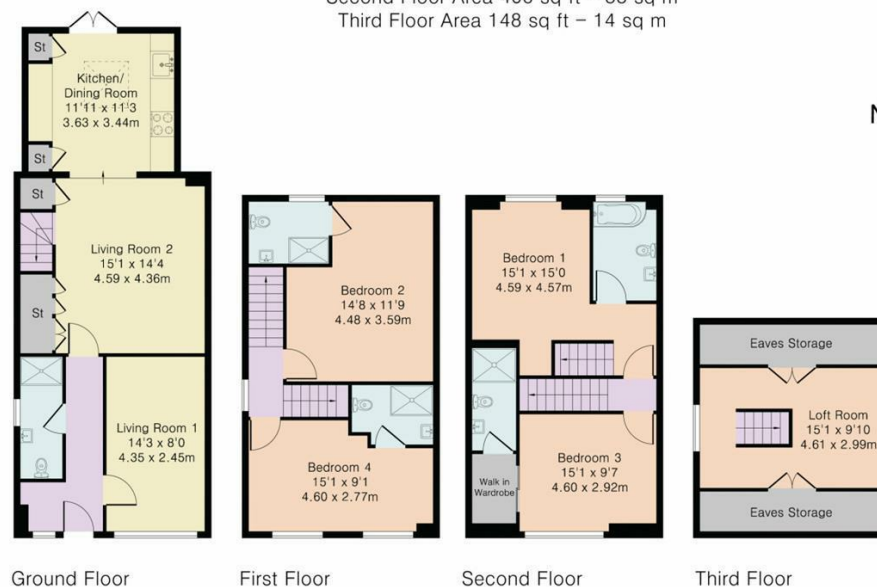
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Approximate Gross Internal Area 1534 sq ft – 143 sq m
 Ground Floor Area 575 sq ft – 53 sq m
 First Floor Area 406 sq ft – 38 sq m
 Second Floor Area 406 sq ft – 38 sq m
 Third Floor Area 148 sq ft – 14 sq m



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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