



Grosvenor Road, Caversham, Reading, RG4 5EJ

£525,000

Walmsley



# Grosvenor Road, Caversham, Reading, RG4 5EJ

Walmsley Estate Agency proudly presents this superb bay-fronted Neo-Georgian property, situated on a prestigious private tree-lined road in Caversham.

Undergoing extensive enhancements in 2018, this residence now boasts a blend of modern luxury and classic charm. The upgrades include Karndean flooring, a revamped central heating system, new front windows, internal doors, and a bespoke front door, along with re-plastering, a new RCD consumer unit, wired smoke alarms, and an updated boiler. Custom shutter blinds add a touch of sophistication throughout.

The accommodation is thoughtfully arranged, comprising an inviting entrance hall, a refitted cloakroom, a spacious 17ft sitting room, and a remodelled high gloss kitchen. Upstairs, the landing leads to three bedrooms and a separate modern shower room. The property's exterior features a gated front frontage, ensuring both security and privacy, while the private enclosed rear garden offers a tranquil retreat with convenient rear access to the garage.

Nestled on Grosvenor Road, this property enjoys a prime location, a brief stroll from the heart of Caversham, known for its array of shops and amenities. The convenience extends to being approximately 1.5 miles from Reading mainline train station, making it an ideal choice for commuters.

Viewing is highly recommended to fully appreciate. The property falls within Council Tax Band D, boasts an EPC rating of D, and incurs a private road charge of £100 per annum.

## Tenure - Freehold





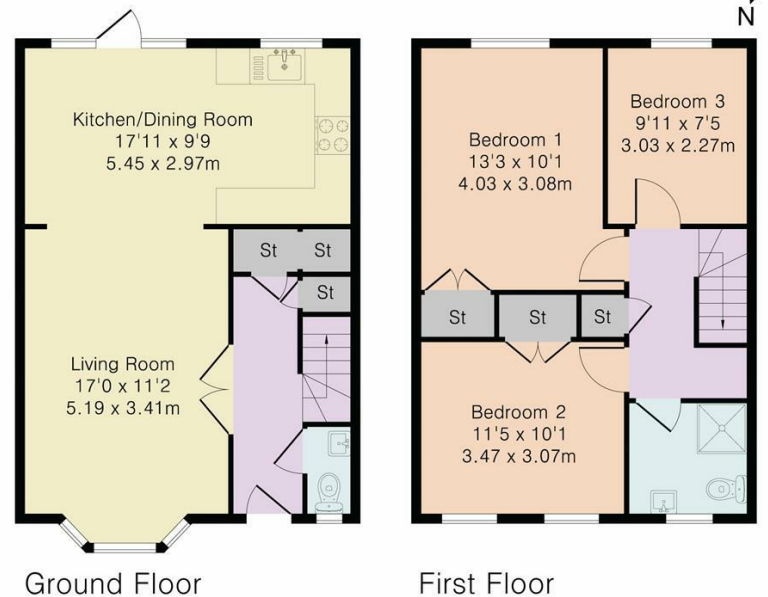
- Neo-Georgian
- Private tree-lined road
- Superb presentation
- Three bedrooms
- Garage
- Walking distance of town centre



RESIDENTIAL SALES • LETTINGS • PROPERTY MANAGEMENT • NEW HOMES



Approximate Gross Internal Area 914 sq ft – 85 sq m  
 Ground Floor Area 461 sq ft – 43 sq m  
 First Floor Area 453 sq ft – 42 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.



9-11 Bridge Street, Caversham, Reading, RG4 8AA  
 Email: [enquiries@walmsley.co.uk](mailto:enquiries@walmsley.co.uk) [www.walmsley.co.uk](http://www.walmsley.co.uk)

0118 947 0511

