



The Causeway, Caversham, Reading, RG4 5JZ

£535,000

Walmsley

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Walmsley Estate Agency is delighted to present this beautifully appointed Lakeside residence, offering thoughtfully designed living spaces finished to an exceptional standard throughout. The layout comprises a welcoming entrance hall, a spacious open-plan living and dining area, a newly fitted kitchen, three bedrooms, a recently refurbished ensuite to the master, and stylish family bathroom.

Externally, the property benefits from residents' parking and a single garage complete with an electric vehicle charging point. The rear garden is a particular highlight—peaceful, private, and boasting stunning lakeside vistas.

Nestled within the exclusive, gated enclave of Deans Farm, this home enjoys a secluded riverside setting while remaining conveniently close to the vibrant centres of Caversham and Reading. A scenic riverside walk leads directly over Reading Lock to the mainline train station, offering swift access to London Paddington in just 25 minutes.

Service charge of £55pm for maintenance of communal grounds.

Homes in this idyllic location are rarely available and early viewing is strongly recommended.

Tenure - Freehold





- Beautifully appointed home
- Secluded riverside and lakeside setting
- Gated enclave of Deans Farm
- Electric vehicle charging point.
- Newly refurbished kitchen and bathrooms
- New boiler
- EPC C
- Council Tax E

 3  2  1  C

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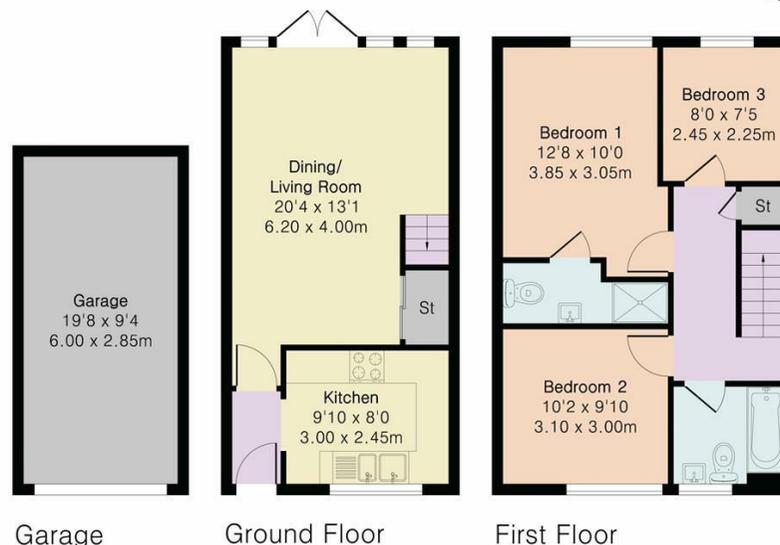


**Approximate Gross Internal Area 976 sq ft - 91 sq m
(Including Garage)**

Ground Floor Area 344 sq ft – 32 sq m

First Floor Area 448 sq ft – 42 sq m

Garage Area 184 sq ft – 17 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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