



Caleta Close, Caversham, Reading, RG4 5BW

£410,000

Walmsley

## Caleta Close, Caversham, Reading, RG4 5BW

A spacious family home located in a cul-de-sac, in a pedestrianised location close to nearby park. The accommodation comprises an entrance porch, entrance hall with under stairs storage, a refitted cloakroom, a living room, a study, a garden room with sliding doors leading to the garden, and a kitchen/breakfast room with an integrated grill, oven, and hob. The first floor includes a landing, three bedrooms, and a family bathroom with a D-shaped bath and overhead shower. Further benefits include solar panels.

Externally, the property features a partially enclosed frontage and an enclosed south-facing rear garden with a raised composite decking area leading to a paved section with flower and shrub borders. Council tax band C. EPC rating B.

Caleta Close provides good access to Reading town centre and Caversham, offering a range of shops, pubs, restaurants, and leisure facilities, including the Thames Lido. The property is also within walking distance of the River Thames and Reading Station, convenient for commuters; with fast connections to London Paddington (25 minutes) and the Elizabeth Line. Viewing highly recommended.

<https://moverly.com/sale/32p3h4jqfGeKR9ABJsUzeP/view>

## Tenure - Freehold





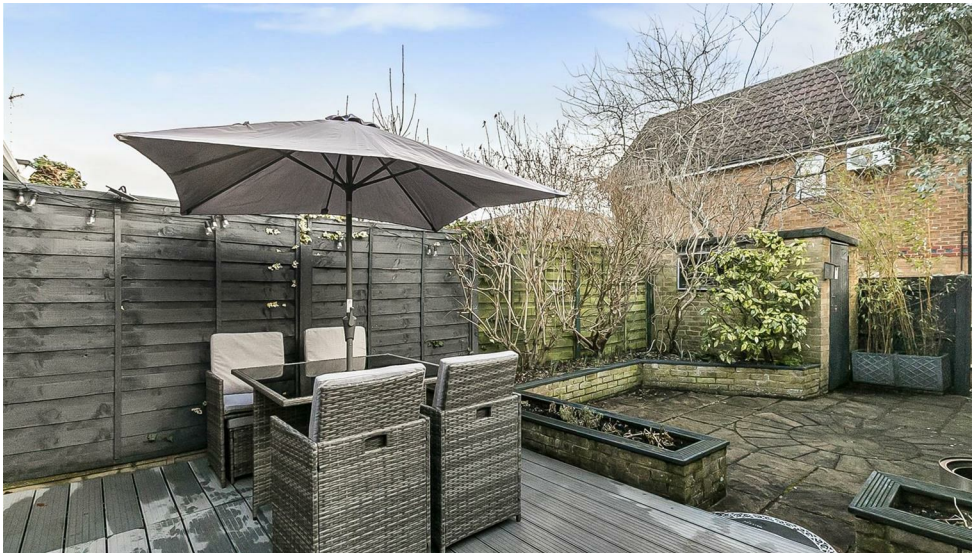
- Extended family home
- Cul-de-sac location
- Well-presented accommodation
- Cloakroom
- Study
- Three bedrooms
- Solar panels
- Overlooking nearby park

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  1
  2
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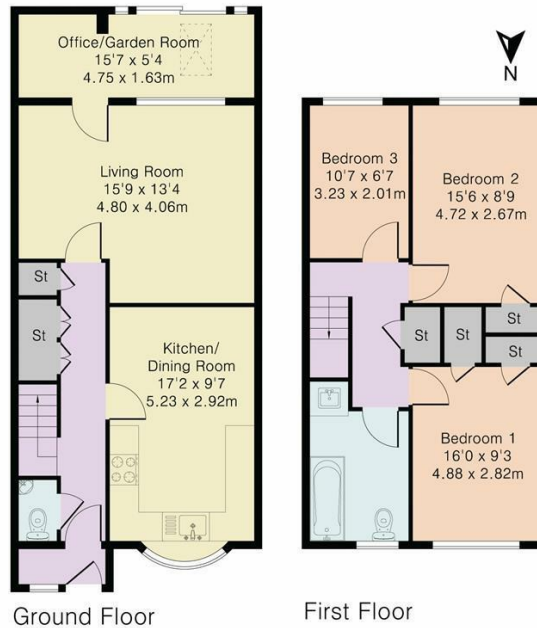




**Approximate Gross Internal Area 1076 sq ft - 100 sq m**

Ground Floor Area 599 sq ft – 56 sq m

First Floor Area 477 sq ft – 44 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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