



Blenheim Road, Caversham Heights, Reading, RG4 7RS

£660,000

Walmsley

## Blenheim Road, Caversham Heights, Reading, RG4 7RS

A beautifully presented period semi detached home, situated on one of Caversham Height's sought after roads within the Caversham Primary School catchment and walking distance of the mainline station. The light and spacious accommodation comprises: entrance hall, bay-fronted family room, sitting room, kitchen/dining room, landing, three bedrooms, WC and family bathroom. Externally the property boasts an outside WC, access to 15ft basement storage, private/enclosed rear garden and side access. Further benefits include gas central heating and sash windows.

Caversham is an excellent place to live and is a major hub providing unrivalled access via motorways and mainline train station. There is a wide choice of excellent schools, both state and private and two highly acclaimed grammar schools. The riverside town of Caversham is separated from Reading by the River Thames and has a wide variety of amenities including shops, library, golf clubs, and restaurants.

EPC - C

Council tax band - E

### Tenure - Freehold





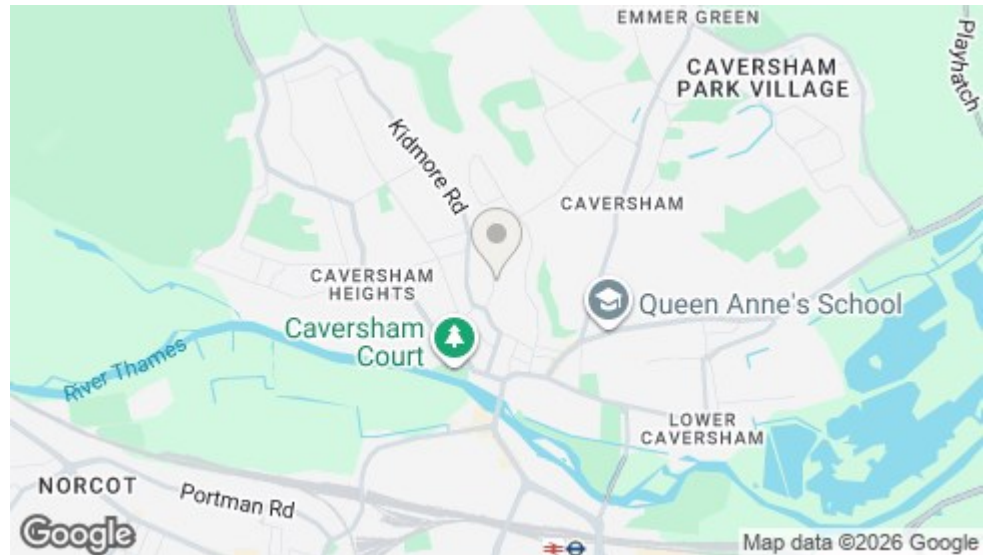
- Three bedrooms
- Victorian Semi-detached
- Two reception rooms
- Walking distance to Caversham and Reading centres
- Period features
- Kitchen/dining room
- Basement
- Enclosed rear garden



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Approximate Gross Internal Area 1356 sq ft - 126 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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