



Cromwell Road, Caversham, Reading, RG4 5EA

£435,000

Walmsley

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Walmsley Estate Agency are pleased to be offering to the market this fine period terrace property, situated on a very popular road in Caversham. The well presented accommodation comprises entrance hall, sitting room, dining room, modern kitchen, bathroom, landing and three separately approached first floor bedrooms. Externally the property benefits from a low maintenance front garden and a generous size enclosed rear garden with a raised seating area, an area of lawn and a rear access gate.

Situated on Cromwell Road, this property is strategically positioned in the heart of Caversham. A brief stroll takes you to the town centre, offering a diverse array of shops and services, including a doctors' surgery, dental practice, and gyms. Nature enthusiasts will appreciate the proximity to Christchurch Meadow and the picturesque River Thames. For commuters, reading town centre and reading mainline station are easily accessible on foot. The mainline station provides a direct line to London Paddington and upcoming Cross Rail services, ensuring seamless connections to the capital and beyond. Council tax band C. EPC rating D. Viewing highly recommended.

<https://moverly.com/sale/X34V7DWEvnkaqaLAQsKkpZ/view>

Tenure - Freehold

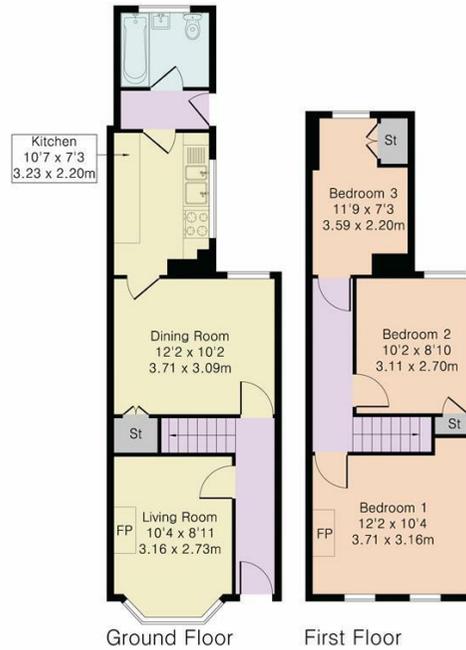




- Walking distance of Caversham centre
- Walking distance of Reading station
- Two reception rooms
- Three separate bedrooms
- No onward chain
- Period features



Approximate Gross Internal Area 815 sq ft – 76 sq m
 Ground Floor Area 439 sq ft – 41 sq m
 First Floor Area 376 sq ft – 35 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 www.walmsley.co.uk

0118 947 0511

