



Balmore Drive, Caversham, Reading, RG4 8NN

£925,000

Walmsley

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Walmsley Estate Agency are pleased to offer to the market this truly stunning example of a four-bedroom 1930's Haddock built semi-detached home benefiting from loft conversion and side and rear extension, situated within a highly regarded, sought after private road. The impressive ground floor accommodation comprises entrance hall, cloakroom, bay-fronted sitting room, dining room, kitchen/breakfast room, office, utility room and a second living area. To the first floor there are three bedrooms with a large family bathroom, incorporating separate shower. The loft has been converted to provide principal bedroom suite eaves storage and en-suite shower. Externally the property benefits from a semi enclosed frontage with a well planted garden and pea shingle driveway parking for at least two vehicles. To the rear of the property you will find a beautifully landscaped, private rear garden, with a generous size raised sandstone terrace seating area that leads onto a large area of lawn with mature flower and shrub borders. Further benefits include a timber garden room with tiled roof and side pedestrian access gate.

Situated on Balmore Drive, this property is conveniently located close to Caversham centre. 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 Balmore Park 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, as well as the Elizabeth Line, ensuring seamless connections to the capital and beyond. Residents also have the use of a private recreational park ground, including a recently refurbished tennis court, that is accessed off Balmore drive. Council tax band E. Private road fund of £230 per annum. EPC rating C.

Tenure - Freehold

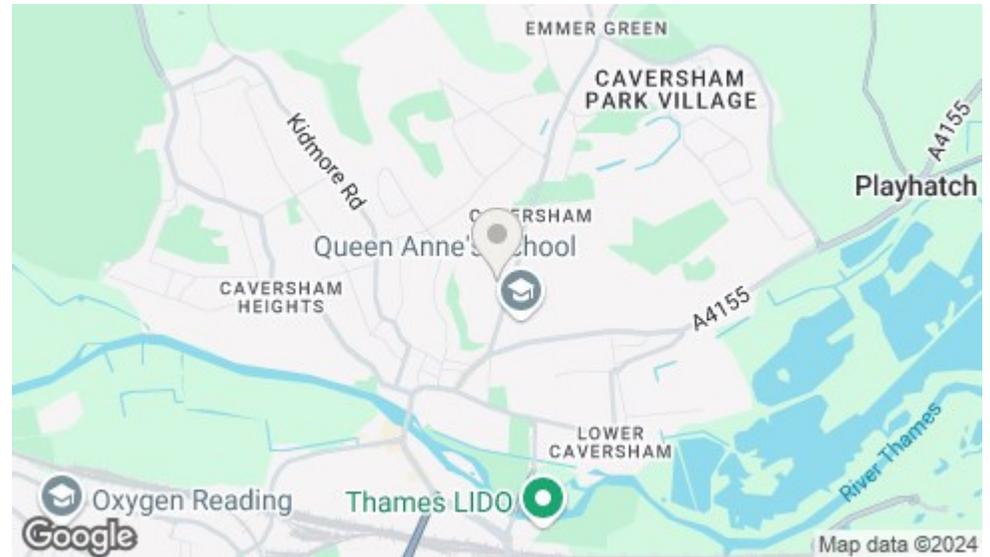




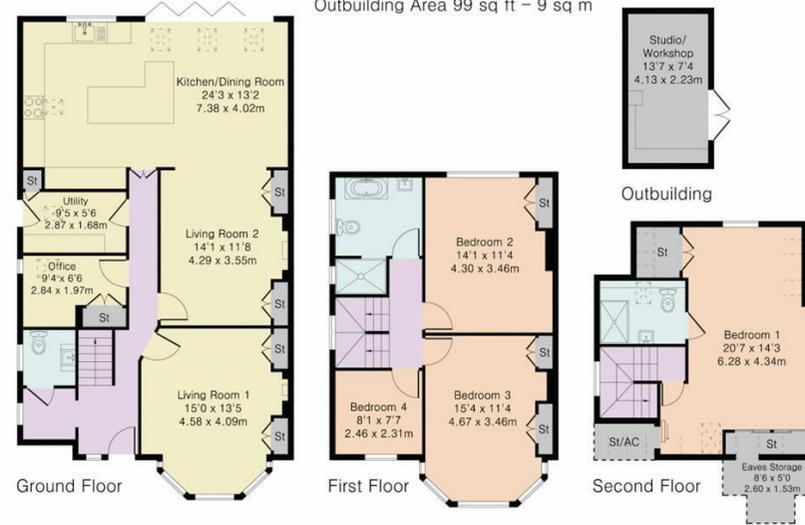
- Highly regarded private road
- Extended 'Haddock' home
- Beautifully presented
- Utility room
- Four bedrooms
- En-suite
- Driveway parking

4 2 2 C





Approximate Gross Internal Area 1989 sq ft – 184 sq m
 Ground Floor Area 971 sq ft – 90 sq m
 First Floor Area 538 sq ft – 50 sq m
 Second Floor Area 381 sq ft – 35 sq m
 Outbuilding Area 99 sq ft – 9 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

