



Priest Hill, Caversham Heights, Reading, RG4 7RY

£950,000

Walmsley

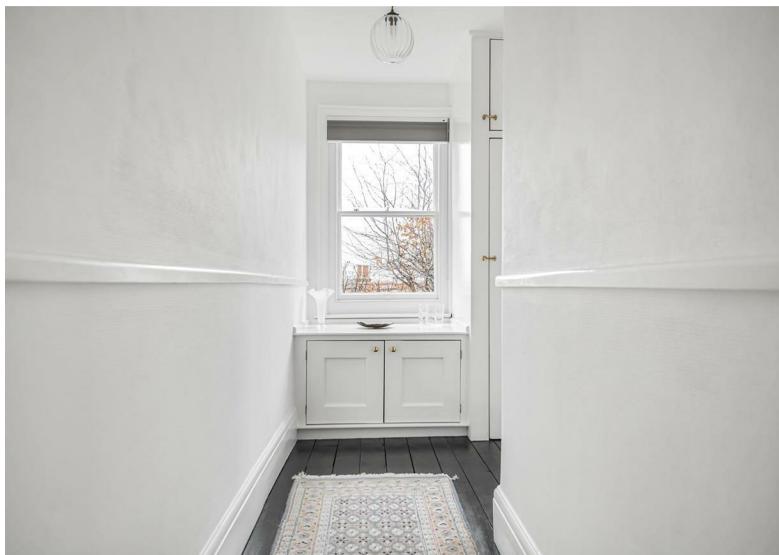
# Priest Hill, Caversham Heights, Reading, RG4 7RY

Walmsley Estate Agency are delighted to offer to the market this imposing, bay-fronted five bedroom family home, boasting a wealth of character and charm, situated on a highly regarded road in Caversham Heights. This sought after family home enjoys attractive elevated views of Reading and is conveniently positioned within walking distance of Caversham centre and the mainline station. The impressive accommodation, which is displayed over three separate floors comprises: entrance hall, bay-fronted living room with fire place, dining room, kitchen/breakfast room, utility room and WC. The first floor accommodation comprises landing, three double bedrooms; including en-suite shower room to principle bedroom and a family bathroom. Furthermore, there are two additional double bedrooms located on the second floor, as well as a further guest bathroom with separate shower, and a large landing area that currently serves also as a perfect office area. Externally the property benefits from an enclosed front garden with side access. The rear garden is enclosed to all boundaries, the majority is laid to lawn with a large patio area and mature shrubs borders that private lots of privacy. Further benefits include secure driveway parking with car port.. EPC rating E. Council Tax Band F. Viewing highly recommended.

Caversham is situated just north of The River Thames, offering a vast array of shops, bars, restaurants, together with excellent schooling. Reading Station servicing London (Paddington 25 minutes and Crossrail services) is within a mile of Caversham Bridge. Emmer Green & Caversham Heights border the South Oxfordshire countryside, with a choice of golf courses and Mapledurham Gym.

## Tenure - Freehold





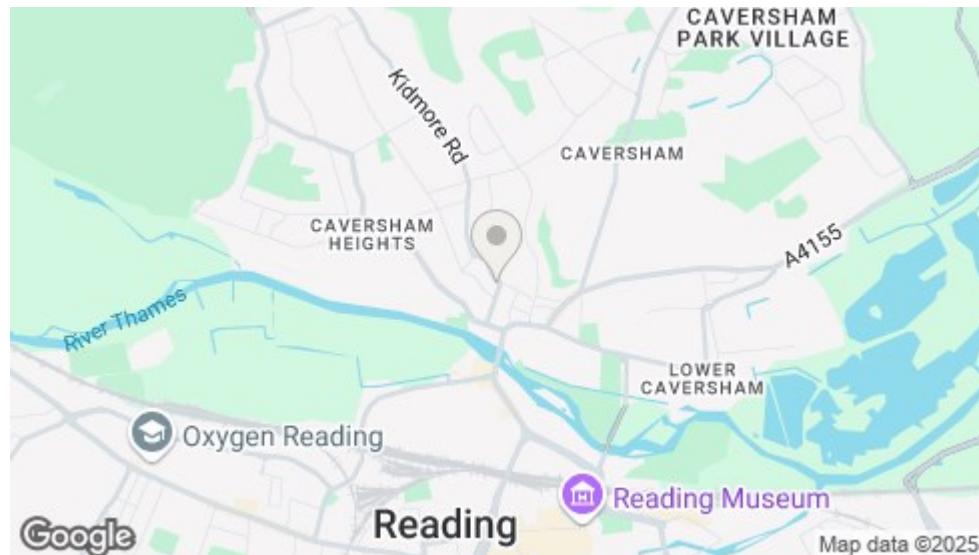
- Caversham Heights location
- Five bedrooms
- Character features
- Off street parking
- Walking distance of centre
- Walking distance of station



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Carport  
16'1 x 9'8  
2.94 x 4.90m

**Approximate Gross Internal Area 2382 sq ft - 222 sq m**

Ground Floor Area 904 sq ft - 84 sq m

First Floor Area 845 sq ft - 79 sq m

Second Floor Area 633 sq ft - 59 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 practise. 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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