



Albert Road, Caversham Heights, Reading, RG4 7PL

£950,000

Walmsley

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Walmsley Estate Agency are delighted to present this impressive six-bedroom semi-detached period home with garage, set on one of Caversham Heights' most sought-after roads.

The property offers generous and well-balanced accommodation across three floors. The ground floor includes an entrance hall, living room, further reception room, dining room, kitchen and lean-to. The first floor features a spacious landing, four separate bedrooms and a family bathroom suite.

The second floor provides an additional landing/study area and two further bedrooms.

Outside, the property benefits from an attached garage and driveway parking for 2-3 vehicles. The rear garden extends to over 60ft and is fully enclosed, mainly laid to lawn with a patio area ideal for outdoor dining.

Caversham sits just north of the River Thames and offers a wide selection of shops, cafés, restaurants and excellent schools. Reading Station — offering fast services to London Paddington and Crossrail connections — is within a mile of Caversham Bridge. Emmer Green and Caversham Heights border the South Oxfordshire countryside, with local golf courses and Mapledurham Gym close by.

Tenure - Freehold

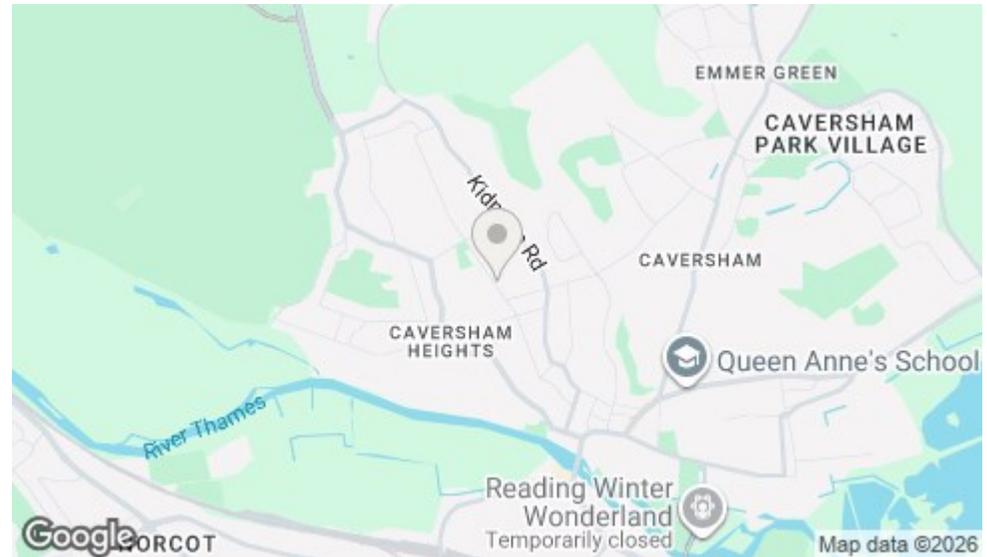




- Highly regarded Caversham Heights location
- Substantial period semi-detached house
- Six bedrooms
- Garage
- Close to parks and recreational facilities
- Council tax band F

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**Approximate Gross Internal Area 2458 sq ft - 229 sq m
(Excluding Garage)**

Ground Floor Area 1118 sq ft - 104 sq m

First Floor Area 943 sq ft - 88 sq m

Second Floor Area 397 sq ft - 37 sq m

Garage Area 198 sq ft - 18 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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