



Send Road, Caversham, Reading, RG4 8EH

£775,000

Walmsley

## Send Road, Caversham, Reading, RG4 8EH

A rare opportunity to acquire a substantial link-detached family home offering generous accommodation, a garage, and two separate workshop spaces, including a large workshop of approximately 988 sq. ft., in addition to a further garden workshop.

The accommodation comprises an entrance hall with useful understairs storage, a sitting/family room open to a dining area, a kitchen, utility room, and ground floor shower room. The utility room provides side access, with additional access via a side gate.

To the first floor, the landing gives access to three bedrooms, with bedroom one benefiting from access to a balcony, along with a well-proportioned family bathroom.

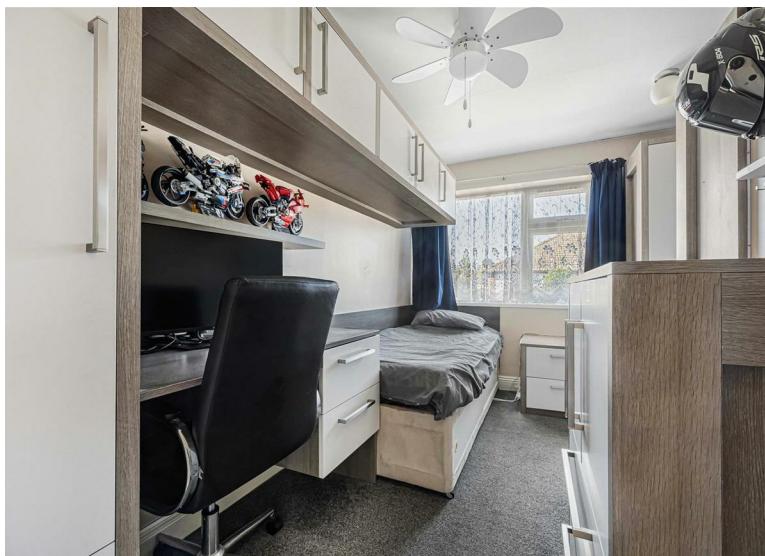
Externally, the property features an enclosed front garden, a garage with an electric roller door operated by remote fobs, and driveway parking for up to three vehicles. To the rear is an enclosed garden, predominantly laid to lawn, with a separate workshop and store. Both the garage and workshop can also be accessed directly from the garden.

The main workshop is currently classified for storage use but has previously been used for commercial purposes, making it well suited to a buyer seeking a family home with a separate work base (subject to any required consents). The workshop includes a rear storage area, a kitchen with running water, a separate W.C., and two further work areas, and benefits from power and an electric roller door.

Council Tax Band: E  
EPC Rating: C

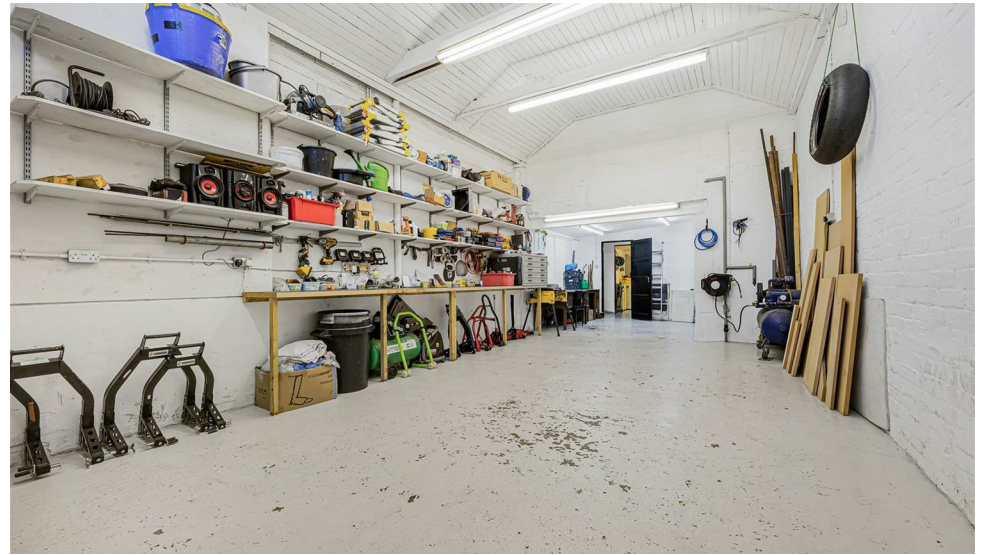
## Tenure - Freehold

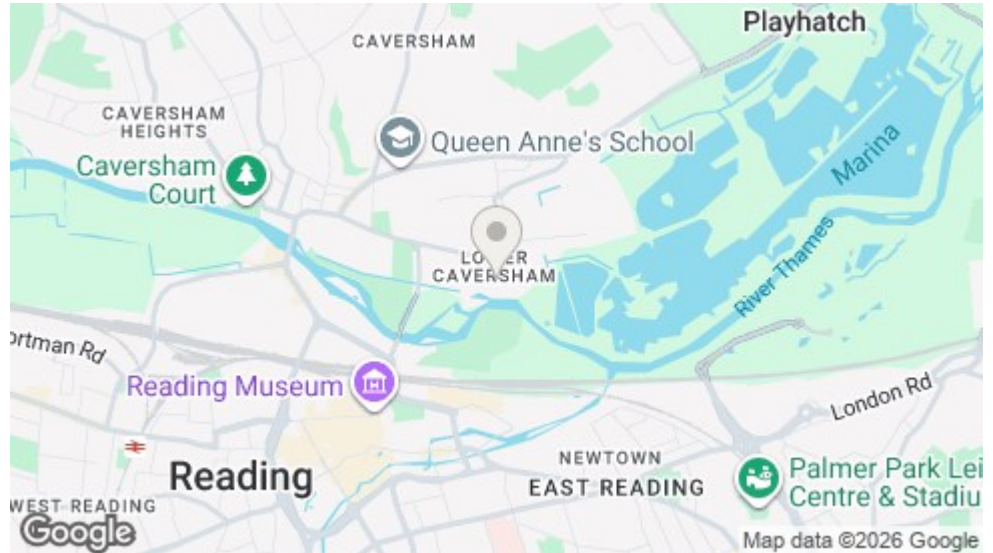
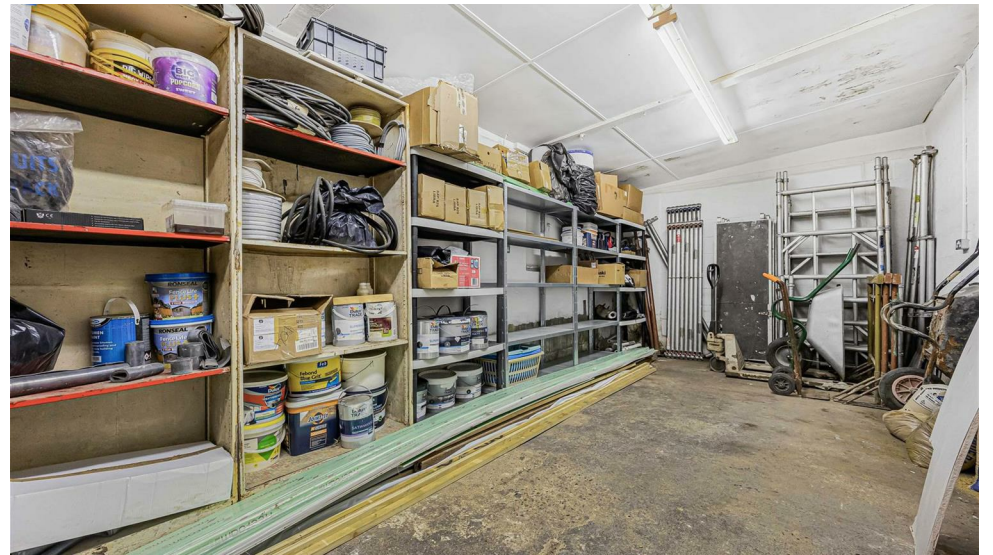




- Extended link-detached home
- Garage and driveway parking
- 26' living/family room
- Three bedrooms
- Large modern bathroom
- Close to station
- Walking distance of town centre
- Large workshop of approximately 988 sq. ft

 3  2  2  C





**Approximate Gross Internal Area 1844 sq ft - 172 sq m  
(Including Garage & Outbuilding)**

Ground Floor Area 1128 sq ft – 105 sq m

First Floor Area 537 sq ft – 50 sq m

Outbuilding Area 179 sq ft – 17 sq m



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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