



Elliotts Way, Caversham, Reading, RG4 8BF

£575,000

Walmsley

Elliotts Way, Caversham, Reading, RG4 8BF

Walmsley Estate Agency are pleased to offer this extended three-bedroom semi-detached property, positioned in a convenient location within 10 minutes of Reading mainline station and Caversham centre. The accommodation includes an entrance hall, cloakroom, modern kitchen, open-plan living/dining room, and a garden room with a vaulted ceiling and bifold doors opening to the garden. The first floor offers three bedrooms and a separate family bathroom.

Outside, the property has a well-designed rear garden, enclosed on all sides and laid to paving with raised flower beds and side access.

Additional benefits include two allocated parking spaces. Council Tax Band D. EPC rating C.

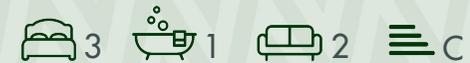
Situated on Elliotts Way, the property provides easy access to both Reading town centre and Caversham, with nearby shops, pubs, restaurants, and leisure facilities, including the Thames Lido. It is also within walking distance of the River Thames and Reading Station, offering fast services to London Paddington (approximately 25 minutes) and access to the Elizabeth Line.

Tenure - Freehold





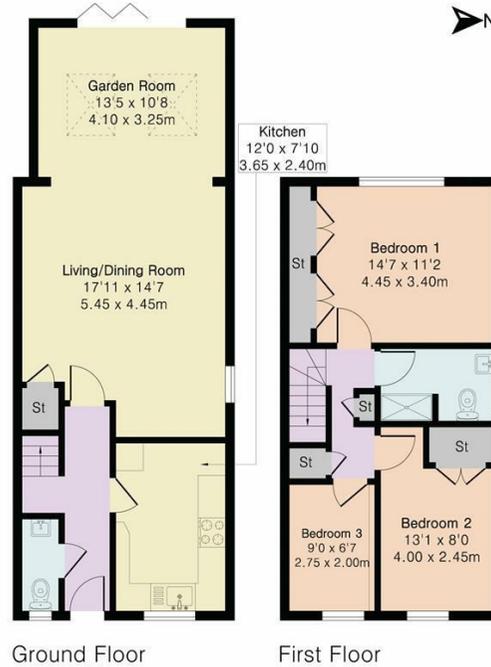
- Semi-detached home
- Walking distance of Caversham centre and station
- Extended accommodation
- Three bedrooms
- Close to Thames and parks
- EPC rating C
- Council tax band D







Approximate Gross Internal Area 1036 sq ft - 96 sq m
 Ground Floor Area 594 sq ft – 55 sq m
 First Floor Area 442 sq ft – 41 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.



9-11 Bridge Street, Caversham, Reading, RG4 8AA

Email: cavershamsales@walmsley.co.uk www.walmsley.co.uk

0118 947 0511

