



Highmoor Road, Caversham Heights, Reading, RG4 7BH

£625,000

Walmnsley

Highmoor Road, Caversham Heights, Reading, RG4 7BH

An immaculately presented, three bedroom, bay-fronted, semi-detached property situated in this ever popular Caversham Heights location. The much improved accommodation comprises; entrance hall, bay-fronted sitting room with feature fire place, separate dining room, refitted kitchen with quartz counter tops and integrated appliances and lean-to utility space. To the first floor is three bedrooms and a refitted family bathroom.

Externally the property boasts off road parking, a private/enclosed rear garden and garage with light and power. Further benefits include gas central heating, a complete electrical rewire in 2017, new roof in 2019, UPVC double glazing and potential for further expansion, STPC.

EPC - D

Council tax band - E

Tenure - Freehold

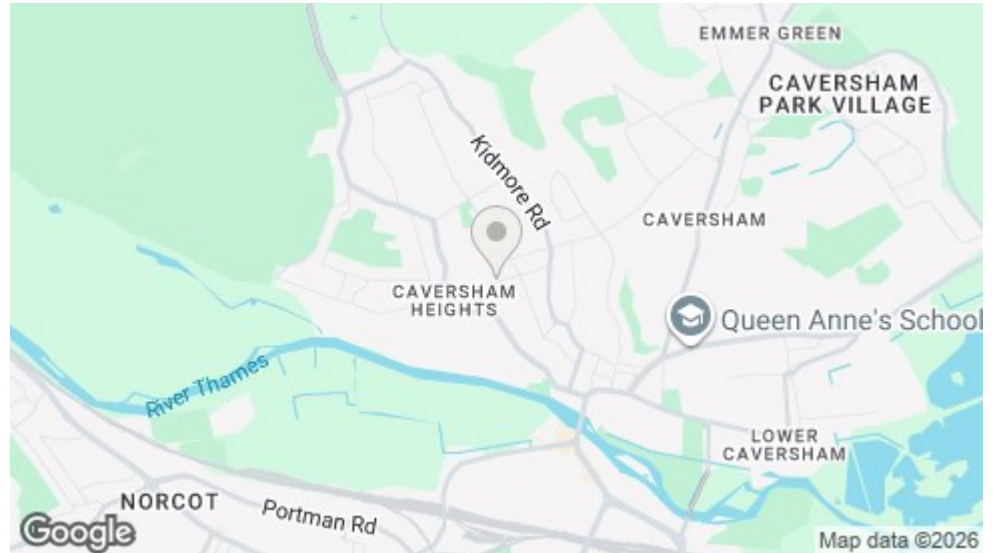




- New roof in 2019
- Caversham Primary and The Heights School catchment
- Walking distance to Reading and Caversham centres
- Refitted kitchen and bathroom
- Private/enclosed rear garden
- Full rewire in 2017
- Two reception rooms
- Off road parking
- EPC - D
- Council tax band - E

3 1 2 D





**Approximate Gross Internal Area 1035 sq ft - 96 sq m
(Excluding Garage)**

Ground Floor Area 562 sq ft – 52 sq m

First Floor Area 473 sq ft – 44 sq m

Garage Area 118 sq ft – 11 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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