



George Close, Caversham, Reading, RG4 5EW

£700,000

Walmsley

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\*\*\*GUIDE PRICE £700,000\*\*\*

Set within this stylish development just off the highly regarded private Grosvenor Road is this contemporary 2/3 bedroom chalet style detached residence, originally constructed by Elegant homes in 2007. The generous living accommodation comprises entrance hall, cloakroom, bay-fronted sitting room, a large kitchen/breakfast room with integrated appliances, dining room/bedroom 2, study room, shower room, landing, two first floor bedrooms and a separate upstairs bathroom. Externally the property benefits from driveway parking for approximately two vehicles, a detached garage with pitched roof and electric door, and a mature enclosed rear garden with patio area.

Please note a estate gardening and upkeep charge of £280 per annum for George Close and a £100 per annum charge for Grosvenor Road

George Close is within easy reach of both central Caversham and Reading centres; with their large range of amenities, not to mention Reading mainline station with its fast links to London Paddington (approximately 30 mins). No onward chain. EPC rating C. Council tax band F.

## Tenure - Freehold





- Chalet style detached
- Off a private road
- Very well presented
- Versatile accommodation
- Driveway parking
- Garage



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**George Close, Grosvenor Road**  
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