



Hunters Chase, Caversham Heights, Reading, RG4 7XE

£775,000

Walmsley

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A well-presented modern four-Bedroom detached family home with a double garage, ideally situated within the sought-after Hunters Chase development. The impressive accommodation comprises entrance hall, cloakroom, living room, dining room, a modern kitchen/breakfast room, utility room, landing, four bedrooms; en-suite to principle bedroom, and a separate modern family bathroom suite. Externally the property benefits from a well-tended southernly-facing enclosed rear garden with side pedestrian access. To the front of the property you will find driveway parking for at least two vehicles.

Caversham Heights offers excellent transport links, with easy access to major motorways and Reading's mainline station—providing direct services to London Paddington via the Elizabeth Line. The area is renowned for its outstanding educational options, including highly regarded state and private schools, plus two grammar schools in Reading.

Separated from Reading by the River Thames, Caversham combines convenience with charm, offering a vibrant mix of amenities such as shops, restaurants, golf clubs, and a local library.

<https://moverly.com/sale/5f52fGGMLHg5w3jbtvgEp6/view>

Tenure - Freehold

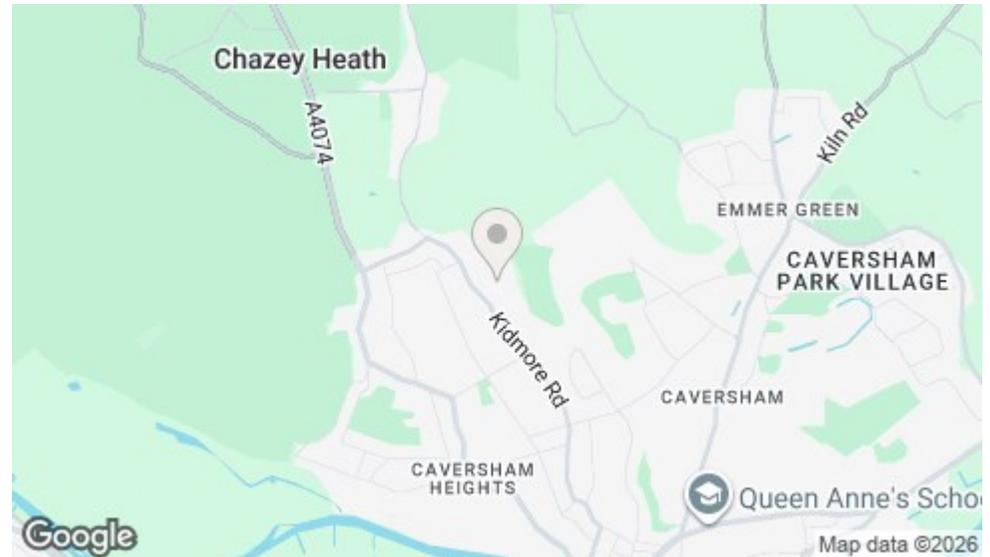




- Caversham Heights location
- Double-garage
- Modern kitchen and bathrooms
- Four bedrooms
- EPC rating C
- Council tax band F







**Approximate Gross Internal Area 1605 sq ft - 149 sq m
(Including Garage)**

Ground Floor Area 588 sq ft – 55 sq m

First Floor Area 694 sq ft – 64 sq m

Garage Area 323 sq ft – 30 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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