



Chiltern Road, Caversham, Reading, RG4 5HT

£520,000

Walmsley

# Chiltern Road, Caversham, Reading, RG4 5HT

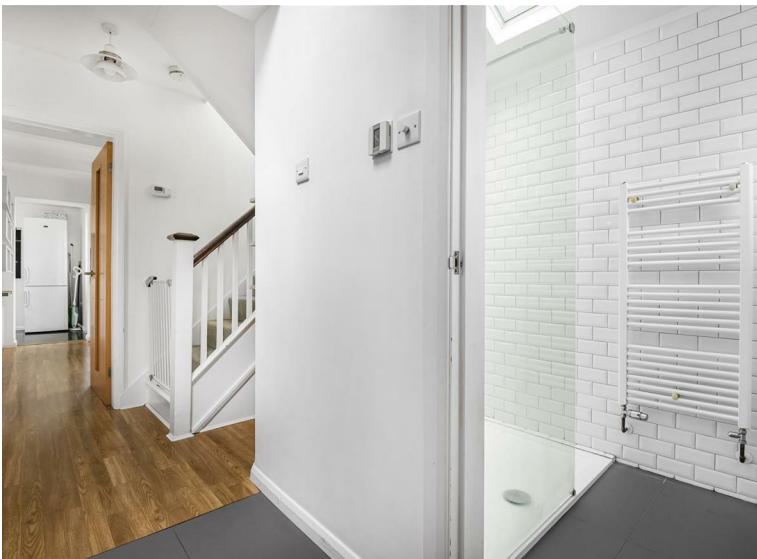
Walmley Estate Agency are very pleased to offer to the market this superb three bedroom extended semi-detached family, occupying a corner plot of a popular road in Caversham. The impressive accommodation benefits from a front porch extension giving a more spacious entrance, as well as a modern WC and shower room. In addition there is a bay-fronted sitting room with log-burner, a separate dining room with vaulted ceiling and bi-folding doors, a modern high gloss kitchen with fitted hob and oven, landing, three bedrooms and a modern bathroom suite.

Outside, the property delights with driveway parking for two vehicles, while a generously sized bespoke storage unit with a tiled roof offers convenient dry storage, perfect for bikes and miscellaneous items. The rear garden is thoughtfully divided into two sections: a serene patio area, ideal for entertaining adults and hosting barbecues, and a separate children's corner garden complete with a charming summer house/office, all enclosed by fencing and mature shrubs, ensuring utmost privacy and tranquility.

Chiltern Road is a popular residential road, within The Hill Primary catchment and conveniently located to shops, Caversham and Emmer Green centres and frequent bus services. Viewing highly recommended. No onward chain. EPC rating D. Council tax

## Tenure - Freehold



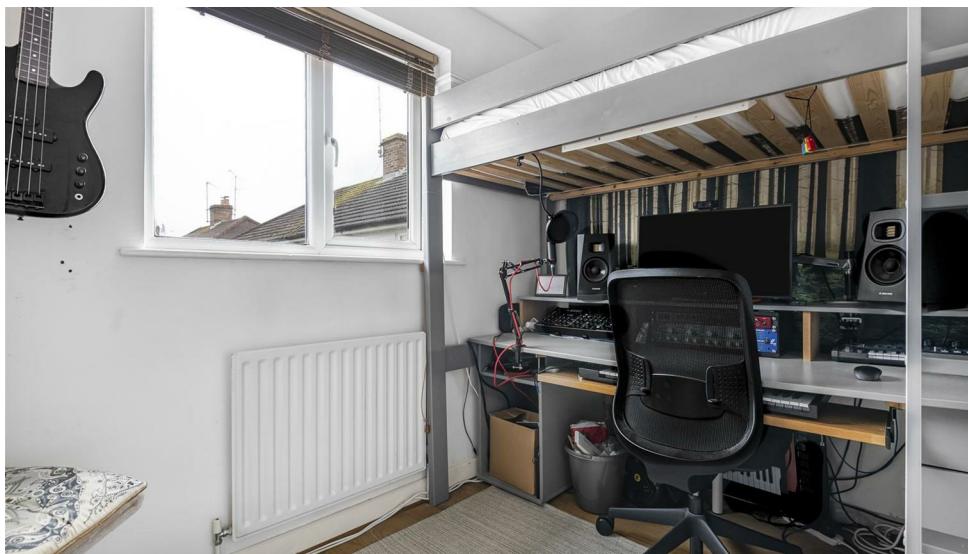


- Extended family home
- Corner plot
- Excellent presentation
- Cloakroom
- Three bedrooms
- Driveway parking

 3  2  2  D

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Approximate Gross Internal Area 1019 sq ft – 94 sq m

Ground Floor Area 561 sq ft – 52 sq m

First Floor Area 378 sq ft – 35 sq m

Outbuilding Area 80 sq ft – 7 sq m

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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 as defined by RICS code of measuring practise. No guarantee is given on 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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