



Queensway, Caversham, Reading, RG4 6SJ

£470,000

Walmsley

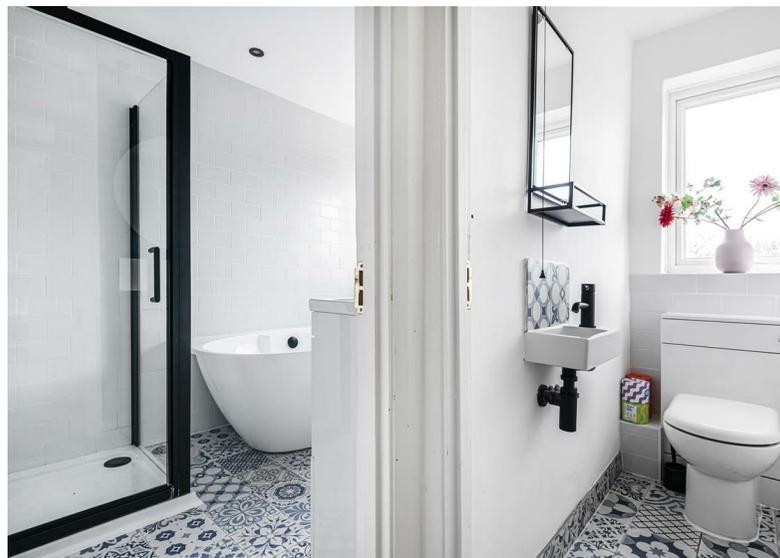
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A wonderful semi-detached family home, located on a sought after road, within the popular Caversham Park Village, convenient for many amenities. The well-presented and upgraded accommodation comprises - entrance, living/dining room, modern kitchen, garage conversion that is currently used as playroom and office, three double bedrooms and a modern family bathroom suite. Externally the property benefits from driveway parking and an attractive landscaped rear garden.

Queensway is conveniently situated within close proximity of the local recreational park, tennis club and nature reserve. The area has various pedestrian pathways which provide safe passage to nearby local schools, bus stops and amenities, including Emmer Green Shopping Centre, which offers a range of shopping services. An early viewing is highly recommended. EPC rating D. Council tax band C.

Tenure - Freehold





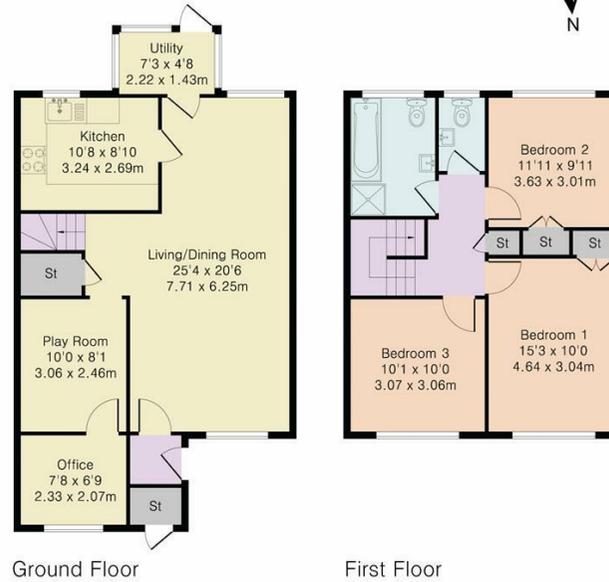
- Wonderful location
- Close to amenities
- Nature reserve and tennis club close by
- Garage conversion
- Beautiful presentation
- Sought after location







Approximate Gross Internal Area 1160 sq ft – 108 sq m
 Ground Floor Area 641 sq ft – 60 sq m
 First Floor Area 519 sq ft – 48 sq m



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 practice. 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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