



Newton Avenue, Caversham, Reading, RG4 6PX

£425,000

Walmsley

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A beautifully presented semi-detached family home, located on a cul-de-sac road, within the popular Caversham Park Village, convenient for many amenities. The light and spacious accommodation comprises; entrance hall, sitting/dining room, newly fitted kitchen, landing, three double bedrooms and a refitted 4-piece bathroom. Externally the property benefits from driveway parking, garage and an attractive, south facing rear garden.

Newton Avenue is conveniently situated within close proximity of the local recreational park, tennis clubs 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.

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is a known associate of an Employee of the Connells Group of companies

EPC rating - C
Council tax band - C

Tenure - Freehold





- Refitted kitchen
- 4 piece bathroom
- South facing garden
- Driveway parking
- 3 double bedrooms
- Garage



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**Approximate Gross Internal Area 945 sq ft - 88 sq m
(Excluding Garage)**

Ground Floor Area 415 sq ft - 39 sq m

First Floor Area 530 sq ft - 49 sq m

Garage Area 130 sq ft - 12 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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