



Situated in a sought-after cul-de-sac in Caversham, this beautifully presented home offers a perfect blend of modern living and everyday convenience.

Caversham is well-known for its vibrant community and excellent amenities, including a range of high street restaurants, independent shops, and major supermarkets. The area is particularly popular with families, thanks to its reputable local schools, scenic green spaces, and riverside parks. In addition, the property benefits from easy access to Reading town centre and mainline train stations, making it ideal for commuters.

The property itself features three generously sized bedrooms, a modern re-fitted kitchen and bathroom, an open-plan living area, and a versatile fourth room that can be used as a study or additional bedroom with an en suite shower room.

Outside, the rear garden is privately enclosed and includes a garden cabin—perfect for a home office or relaxing retreat. To the front, there is ample off-road parking for multiple vehicles.

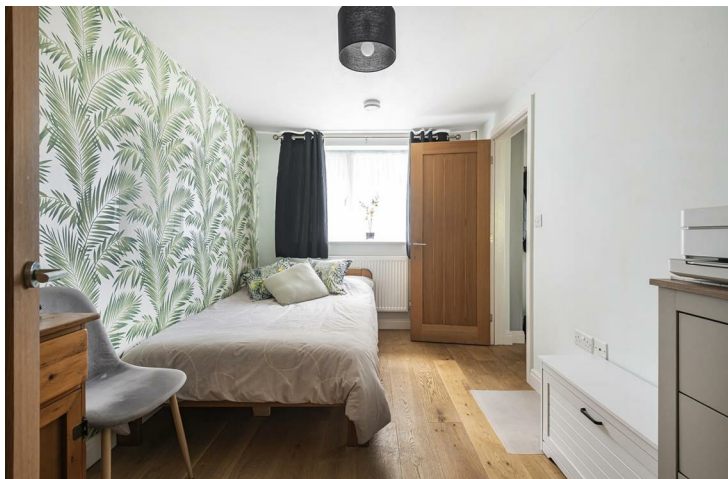
Interested? Please contact our sales team to find out more, or to book a viewing.

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- Well-presented townhouse
- Ensuite shower room
- Ample off road parking
- Low maintenance garden with Cabin
- Re fitted kitchen
- Easy access to greenspace and recreation grounds







Council tax band

Council-

Additional information:

Parking

The property has a driveway with parking for multiple vehicles

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

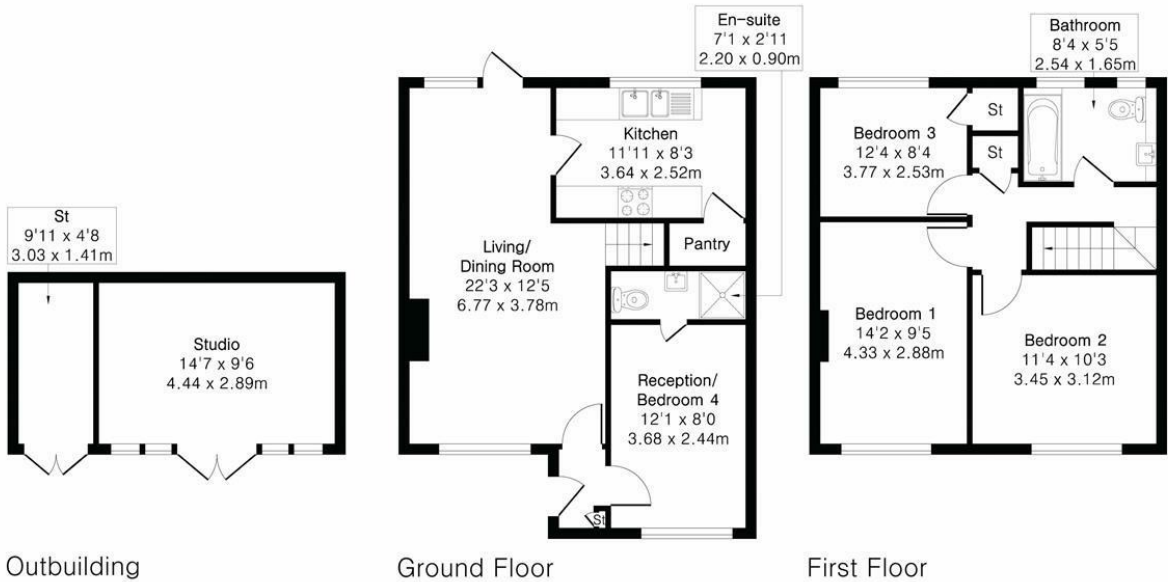
Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site “Broadband and mobile coverage checker”

Floorplan

Approximate Gross Internal Area 977 sq ft - 91 sq m  
(Excluding Outbuilding)

Ground Floor Area 516 sq ft – 48 sq m  
First Floor Area 461 sq ft – 43 sq m  
Outbuilding Area 194 sq ft – 18 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.

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Sales



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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.