



Matlock Road, Caversham, Reading, RG4 7BS

£670,000

Walmsley

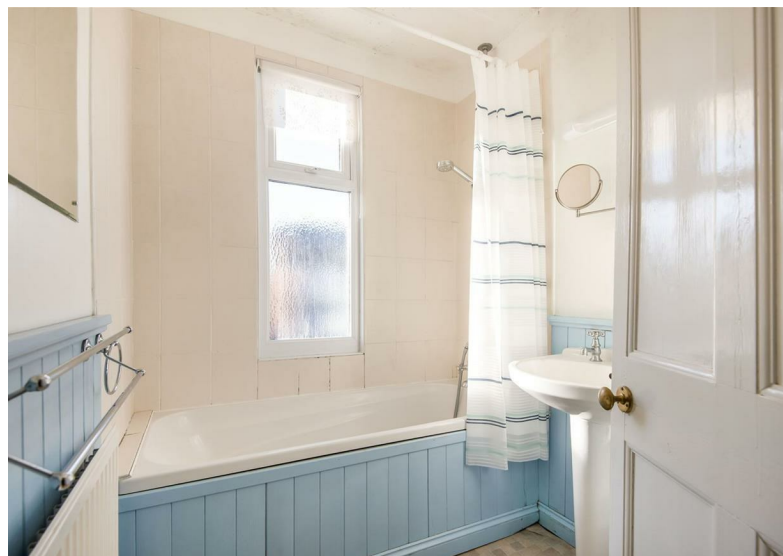
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A well-presented and extended three bedroom semi-detached property, situated on a highly favoured road in Caversham Heights, within the Caversham Primary and The Heights School catchment. The impressive accommodation comprises entrance hall, bay-fronted sitting room, separate dining room, kitchen/breakfast room with vaulted ceiling. The first floor comprises of a landing, family bathroom, master bedroom and two further bedrooms. Externally the property benefits from off street parking to the front and a large, attractive enclosed rear garden.

Matlock Road is close to local bus services and recreational parks and within walking distance of Caversham centre. Reading mainline station and centre is within 1.5 miles. Viewing is highly recommended. EPC rating D.

Tenure - Freehold





- Caversham Heights
- Vacant possession
- Extended accommodation
- Two reception rooms
- Three bedrooms
- Driveway parking
- Garden



Approximate Gross Internal Area 1054 sq ft – 98 sq m
 Ground Floor Area 587 sq ft – 55 sq m
 First Floor Area 467 sq ft – 43 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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