



Lynmouth Road, Reading, Berkshire, RG1 8DD

£630,000

Walmsley

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A fabulous opportunity to acquire a rarely available town house, with superb direct views over the River Thames. The property is situated in a truly excellent city location, close to Reading mainline station and thriving city centre. It is positioned at the end of a popular cul-de-sac which leads to the River Thames and Thames tow path. The well-presented accommodation comprises - entrance hall, cloakroom, study/potential bedroom 4, sitting room with wonderful balcony overlooking the river, kitchen/breakfast room with French doors leading to garden, three bedrooms and two bathrooms (the master bedroom enjoys river views, and benefits from an en-suite bathroom). Externally the property has residents parking, single garage and an enclosed rear garden with fantastic views over the River Thames.

The property is superbly placed within approximately a 5 minute walk to Reading Mainline Train Station (Station Road entrance) (London to Paddington only 25 minutes) and M4 junction 11 only 3.6 miles. It is situated within a short walk of both Reading & Caversham centres with local cafés, shops, schools, parkland, leisure facilities and delightful riverside walks/ bike rides are on the doorstep. EPC rating D. Council tax band E

The residents association employ Cleaver Management Services to manage the shared areas. An annual contribution of approx. £50 is payable by all houses

Tenure - Freehold





- River Thames outlook
- Close to station and centre
- Well presented
- Study/potential bedroom 4
- Modern en-suite
- Modern kitchen
- Garage

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Approximate Gross Internal Area 1454 sq ft – 135 sq m
 Ground Floor Area 432 sq ft – 40 sq m
 First Floor Area 432 sq ft – 40 sq m
 Second Floor Area 432 sq ft – 40 sq m
 Garage Area 159 sq ft – 15 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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