



Cromwell Road, Caversham, Reading, RG4 5EB

£775,000

Walmsley

## Cromwell Road, Caversham, Reading, RG4 5EB

A very well-presented, largely extended, detached family home, offering versatile living accommodation, conveniently situated within close proximity of Caversham town centre. The accommodation comprises, entrance porch, hallway, sitting room, dining room, a modern kitchen, utility with side access, conservatory, landing, three first floor double bedrooms and a separate family bathroom suite. Furthermore the property benefits from a two tier side extension (currently used as an annexe achieving a monthly income of £900pcm). The annexe accommodation comprises living room with kitchen area, staircase providing access to the second floor where you will find an additional double bedroom and bathroom. Externally the property benefits from a generous size frontage with off street parking for 2/3 cars, an attractive rear garden which is enclosed to all boundaries with rear access to a larger than average size garage. EPC rating C. Council tax band E.

Cromwell Road is conveniently situated within close proximity of central Caversham, with good access to many local amenities including shops, supermarkets, cafés, bars and restaurants while also within easy walking distance of Reading town centre and mainline train station (Paddington 30 minutes). Viewing highly recommended.

### Tenure - Freehold





- Detached Family Home
- Well-Presented Accommodation
- Three Reception Rooms
- Four Bedrooms
- Driveway Parking
- Garage
- EPC Rating - C
- Council Tax Band - E



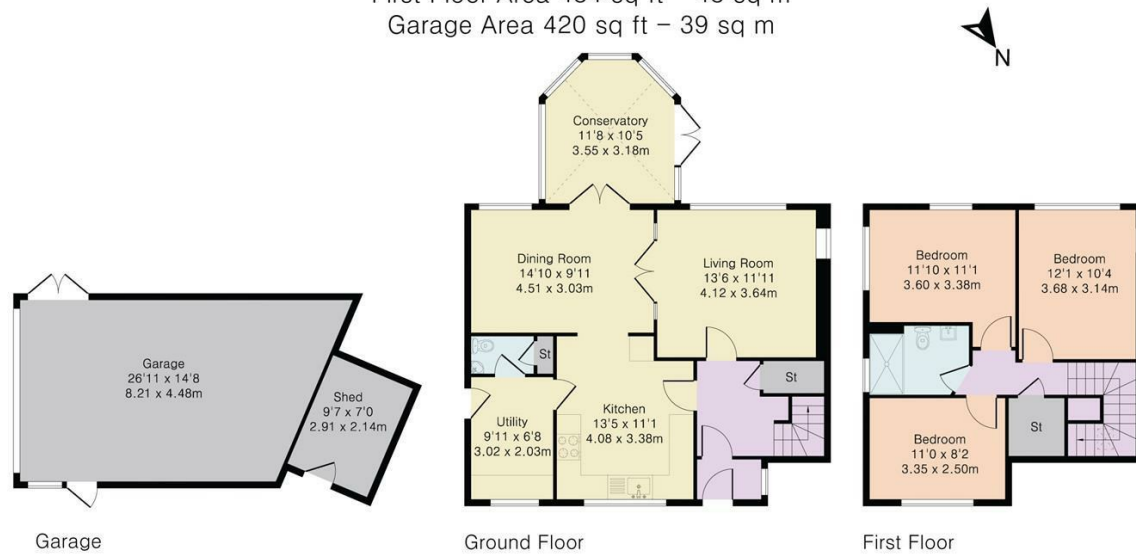
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Approximate Gross Internal Area 1672 sq ft – 155 sq m  
Ground Floor Area 768 sq ft – 71 sq m  
First Floor Area 484 sq ft – 45 sq m  
Garage Area 420 sq ft – 39 sq m



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.

