



Upper Warren Avenue, Caversham Heights, Reading, RG4 7EJ

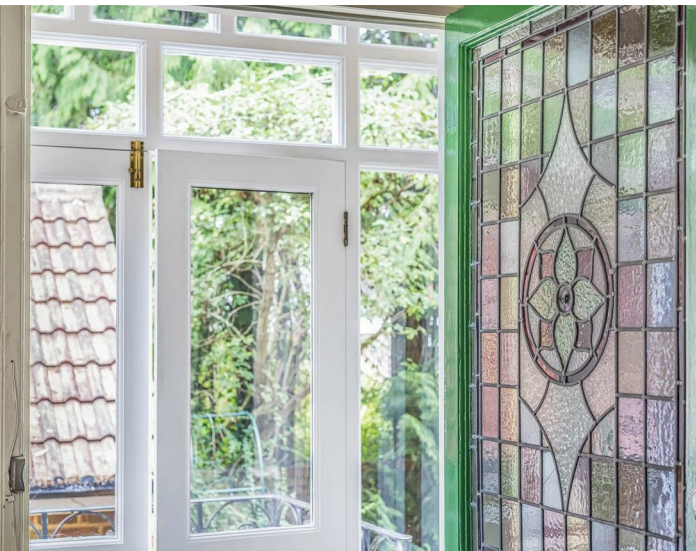
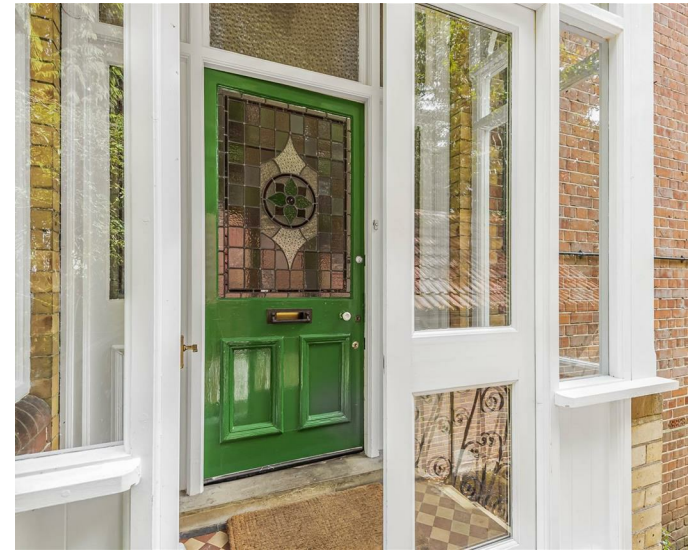
£1,380,000

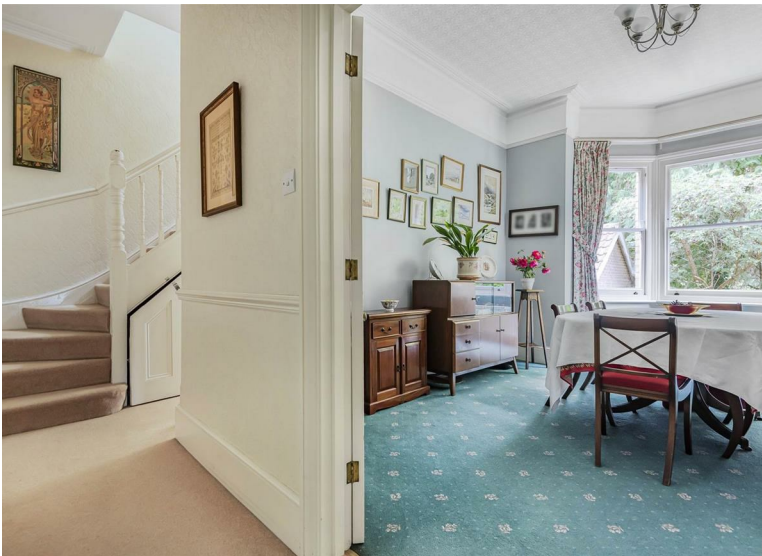


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Quietly set in one of the most prestigious of addresses this substantial Edwardian residence enjoys a wonderful position. The property retains a great deal of its original character; with charming features including panelled doors, picture rails, substantial skirtings, sash windows and fireplaces. The property boasts spacious and flexible living accommodation arranged over three floors and comprises entrance hall, bay-fronted sitting room, bay-fronted dining room, family room, an extended kitchen/dining room, utility room and WC. The first floor comprises master bedroom, bedroom 2, bedroom 3 and a large family bathroom suite. The second floor affords two further double bedrooms and landing area. Externally the property benefits from a generous size frontage with a mature, attractive, garden, off street parking for numerous vehicles and a double width detached garage. The walled rear garden is enclosed to all boundaries, the majority of which is laid to lawn with well stocked flower and shrub borders. The property lies within a leafy part of Caversham Heights, with country walks and bike rides nearby. There are 2 excellent primary schools within the immediate area (Caversham Primary and The Heights Primary), with Highdown secondary school and Sixth Form Centre within easy reach. Reading is also served with several notable private and grammar schools. It is also within walking distance of Caversham centre with its range of restaurants, shops and other amenities; whilst Reading mainline train station, with its fast link to Paddington, is a short distance away. There are a number of leisure facilities in the immediate locale including three golf courses, a health spa and a tennis club and the beautiful South Oxfordshire countryside. Viewing highly recommended. EPC Rating - D Council Tax Band - F

Tenure - Freehold





- Upper Warren Avenue
- Double garage
- Walking distance to the station
- Five double bedrooms
- Three reception rooms
- Period features
- Outstanding location
- Super position

 5  2  3  D

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Approximate Gross Internal Area 2756 sq ft – 256 sq m
 Ground Floor Area 1063 sq ft – 99 sq m
 First Floor Area 875 sq ft – 81 sq m
 Second Floor Area 506 sq ft – 47 sq m
 Garage Area 313 sq ft – 29 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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