



Briar Close, Caversham, Reading, RG4 7QH

£610,000

Walmsley



## Briar Close, Caversham, Reading, RG4 7QH

A very well-presented and extended detached family home, situated in this idyllic setting occupying an elevated position backing onto woodland. This impressive family home comprises entrance hall, downstairs shower room with WC, open plan bay-fronted sitting room/dining room, extended kitchen/breakfast room, conservatory with a beautiful view over the garden and woodland beyond. The first floor comprises three bedrooms and a family bathroom. The front of the property benefits from garage, garden, and driveway, which provides off street parking for two vehicles. To the rear of the property is a beautiful, very private, large, mature garden; the majority of which is laid to lawn, with patio area and a raised seating area. EPC rating C. Council tax band E.

The property is located within easy access of Reading town centre and mainline station, with the recently opened Elizabeth Line. Schools, bus stops and shops are also conveniently located within walking distance. Viewing highly recommended.

Tenure - Freehold



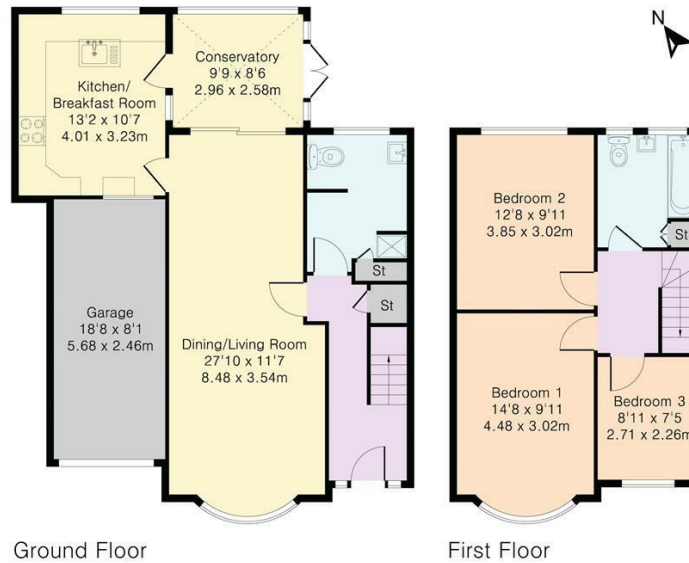




- Extended Detached Family Home
- Attractive Elevated Views
- Conservatory
- Three Bedrooms
- Backing Onto Woodland
- Garage
- EPC Rating C
- Council Tax Band E



Approximate Gross Internal Area 1287 sq ft – 119 sq m  
 Ground Floor Area 833 sq ft – 77 sq m  
 First Floor Area 454 sq ft – 42 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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