



Treforgan, Caversham Heights, Reading, RG4 7XG

£750,000

Walmsley

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Nestled in the tranquil and sought-after enclave of Caversham Heights, this meticulously upgraded 4-bedroom detached family residence epitomizes contemporary elegance and comfort. Positioned to effortlessly access local amenities, open spaces, and the picturesque South Oxfordshire countryside, this property offers an enviable lifestyle tailored to modern family living.

Upon entering, you're greeted by an inviting entrance hall leading to a recently refurbished cloakroom. The modern sitting room exudes sophistication, while the heart of the home lies in the recently modernized and expanded open-plan kitchen/dining area. Boasting sleek modern kitchen units and luxurious Antico flooring, this space seamlessly combines style with functionality. The recent garage conversion adds versatility, providing a second reception room or a convenient spare bedroom.

Ascending to the first floor, four generously proportioned bedrooms await, including the opulent main bedroom with its own ensuite bathroom. A modern and tastefully appointed family bathroom, complete with an electric power shower.

Outside, the rear of the property unveils a meticulously landscaped garden, offering a serene retreat bordered by the tranquil ambiance of Bugs Bottom. The garden, featuring lush lawns, a patio area for alfresco dining, new fencing for privacy, and convenient side storage, beckons for relaxation and outdoor enjoyment. The front of the property provides ample driveway parking space for two cars, ensuring both convenience and security.

Additional features include recently installed windows and fascias, a fully boarded loft providing valuable storage space, and the luxurious herringbone Antico flooring that graces the ground floor (excluding the kitchen). With carpets replaced within the last two years.

Tenure - Freehold

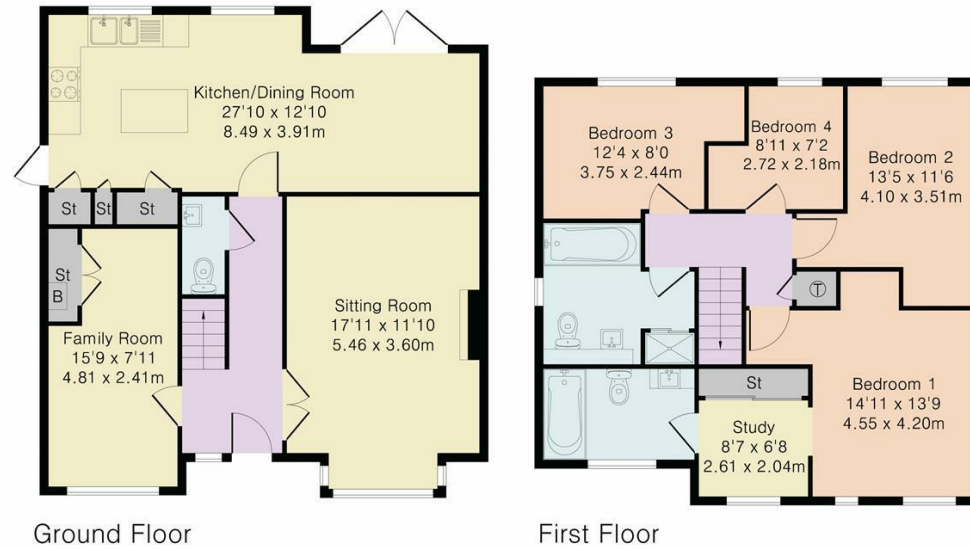




- Detached family home
- Two reception rooms
- Four bedrooms
- Dressing area and en-suite to master
- Refitted family bathroom with separate double shower
- Landscaped garden



Approximate Gross Internal Area 1354 sq ft – 126 sq m
 Ground Floor Area 713 sq ft – 66 sq m
 First Floor Area 641 sq ft – 60 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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