



Picton Way, Caversham, Reading, RG4 8NJ

£1,050,000

Walmsley

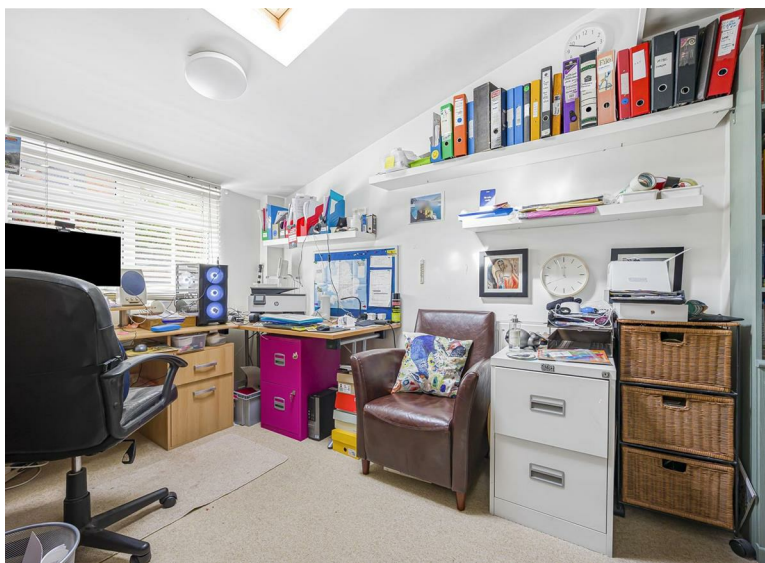
## Picton Way, Caversham, Reading, RG4 8NJ

Walmsley Estate Agency are pleased to offer to the market this extended detached residence, situated in a much sought after location in Caversham. The impressive accommodation comprises reception hall, cloakroom, living room, study/family room, modern kitchen/breakfast room, a large side extension with vaulted ceiling provides additional reception space. The first floor accommodation comprises four separate bedrooms, with en-suite to master bedroom and a refitted family bathroom suite. Externally the property benefits from a generous size rear garden with summer house and storage sheds. Further benefits include integral garage with electric up door and driveway parking for several vehicles. EPC rating D. Council tax band F.

Picton Way, residents enjoy easy access to the vibrant Caversham centre, brimming with shops, restaurants, and amenities. For commuters, Reading town centre and mainline station are within walking distance, providing direct links to London Paddington and Cross Rail services, facilitating seamless connections to the capital and beyond. Viewing highly recommended.

### Tenure - Freehold





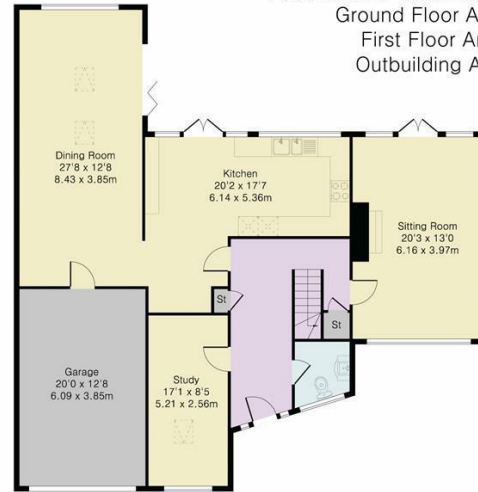
- Extended detached family home
- Close to Caversham centre
- Close to Reading station
- Three reception rooms
- Four bedrooms
- Landscaped gardens



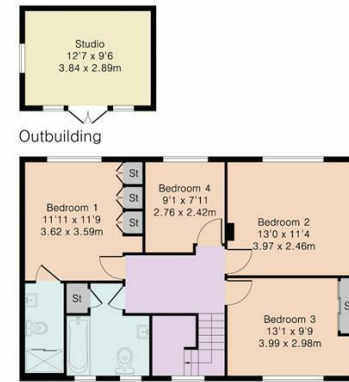




Approximate Gross Internal Area 2319 sq ft – 215 sq m  
 Ground Floor Area 1488 sq ft – 138 sq m  
 First Floor Area 712 sq ft – 66 sq m  
 Outbuilding Area 119 sq ft – 11 sq m



Ground Floor



First Floor



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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