

Ruskin, Henley Road, Caversham, Reading, RG4 6LE

£475,000

Walmsley

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Situated in a quiet residential cul-de-sac in Ruskin, Caversham, this beautifully presented three bedroom townhouse offers stylish and versatile accommodation.
The immaculate kitchen/dining room provides a stylish and sociable space, ideal for both everyday living and entertaining. The property is finished to a high standard and meticulously maintained.
Arranged over three floors, the accommodation is both spacious and versatile. The first floor features a generous living room together with bedroom three on this floor, which is separately accessed. The second floor comprises two well-proportioned double bedrooms, including the principal bedroom with en-suite shower room, as well as a further family bathroom
Outside, the landscaped rear garden provides an attractive area for entertaining and relaxation, while the driveway offers off-road parking for multiple vehicles.
Conveniently located close to local shops, cafés, highly regarded schools and the picturesque River Thames, the property also benefits from easy access to Reading town centre and the mainline railway station. Combining a peaceful setting with excellent presentation and practical family living, this attractive home represents a fantastic opportunity in one of Caversham's most sought-after locations.
EPC C
Council Tax E

Agents Note; Please be aware that the information we have about this property is limited. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

Tenure - Freehold

















- Convenient location
- 3 bedrooms
- Townhouse
- Beautifully presented
- EPC C
- Council Tax E

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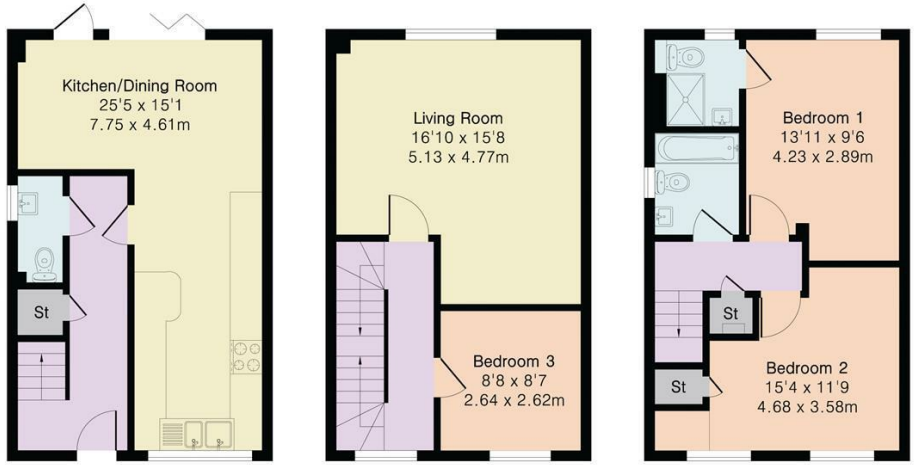
Approximate Gross Internal Area 1155 sq ft - 108 sq m

Ground Floor Area 385 sq ft – 36 sq m

First Floor Area 385 sq ft – 36 sq m

Second Floor Area 385 sq ft – 36 sq m

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PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

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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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