

Highbridge Close, Caversham, Reading, RG4 6PH

£425,000

Walmsley

Highbridge Close, Caversham, Reading, RG4 6PH

A three bedroom semi-detached property set in this quiet cul-de-sac, featuring the addition of a garage conversion. The accommodation comprises; entrance hall, sitting/dining room, kitchen, family room/study, conservatory, three double bedrooms and family bathroom. Externally the property boasts a private/enclosed rear garden, off road parking, gas central heating and UPVc double glazing. No onward chain

Caversham Park is a popular place to live. It lies close to the Emmer Green shopping precinct and primary and secondary schools are within the immediate area. There are regular bus services leading into Reading town centre, a nature reserve and tennis club plus South Oxfordshire countryside and Reading Golf Club.

EPC - C
Council Tax Band - C

Tenure - Freehold













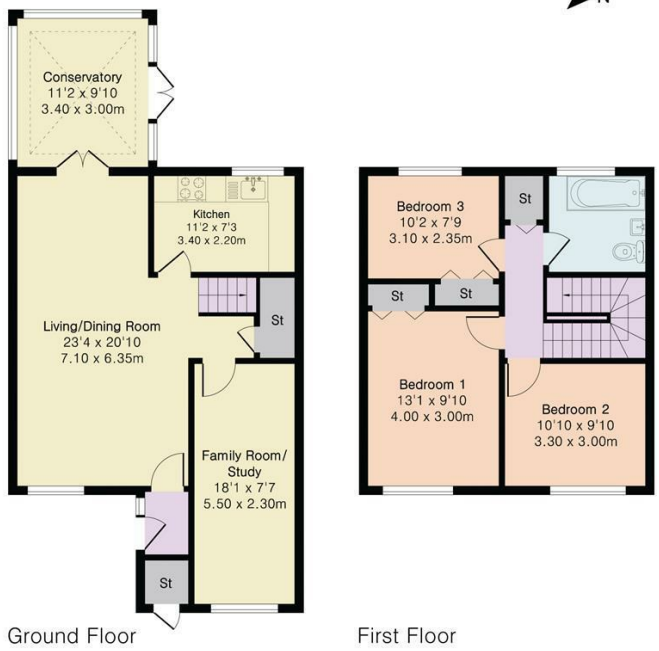




- Three double bedrooms
- Cul-de-sac location
- Garage conversion
- No onward chain
- Conservatory
- Private garden

3 1 2

Approximate Gross Internal Area 1186 sq ft - 110 sq m
Ground Floor Area 701 sq ft – 65 sq m
First Floor Area 485 sq ft – 45 sq m



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.

Walmsley

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.

9-11 Bridge Street, Caversham, Reading, RG4 8AA
Email: cavershamsales@walmsley.co.uk www.walmsley.co.uk
0118 947 0511

Walmsley