

Caversham, Reading 5 bedrooms 2 bathrooms

£615,000 Further price reduction - £575,000



Property Features

- Five bedroom Townhouse
- Within a few minutes walk of Caversham high street and the River Thames
- Situated in a sought after secluded and quiet cul de sac
- Versatile three storey accommodation with excellent flexibility
- Pleasant garden with patio and lawn
- Off street parking

Further price reduction - £575,000

All enquiries: property@rogerfulfordassociates.com

Offered to the market with NO ONWARD CHAIN is this five-bedroom spacious town house with accommodation arranged over three floors enjoying a prized position situated within a sought after quiet and secluded cul de sac of twelve houses located in Caversham, an affluent village suburb of Reading. The property is only a few minutes walking distance of the vibrant Caversham high street with its diverse array of shops including Waitrose, various well respected restaurants, boutique shops, library, pharmacy, an award-winning independent butcher and the River Thames. Caversham is considered one of the best places to live in Reading with its excellent location and the many amenities on the doorstep including lovely river walks along the Thames path and beautiful gardens and parks to explore on foot. The property is located opposite Balmore Park with its panoramic views across the town and within the catchment area of the highly regarded Caversham Primary School and Highdown School & Sixth Form, Caversham Court Gardens and Christchurch Meadows are nearby riverside areas for enjoyment and relaxation.

The property enjoys the distinction of not being overlooked from either the front or rear aspects and is truly unique in this aspect for such a property offering a very quiet and secluded location for those seeking to purchase a property in the highly sought after Caversham district located North of the River Thames in Reading. Caversham and Caversham Heights together command the highest prices in the Reading area due to their most desirability surpassing all other areas for the excellent schools, leisure facilities and the tranquil banks of the River Thames can be reached by a short 5 minute walk and the property is located just over a mile away from Reading town centre with its mainline railway and Elizabeth line frequent links to London. Reading itself pays host to a cosmopolitan shopping experience including John Lewis department store. A regular bus service is available from the adjacent Hemdean Road providing regular bus services to Reading town centre.

The property itself is approached from the road over a driveway and the front garden has an easy to maintain paved area. The flexible accommodation to the ground floor comprises a spacious entrance hall running the entire length of the ground floor that leads off into a spacious kitchen (20'2 x 7'6) with views overlooking the pleasant tree lined cul de sac with added privacy as there are no houses opposite but an area of mixed scrubs and grass verge. A toilet and shower room is located to the left of the entrance and a bedroom (9'1 x 8'2) at the back of the property as well as a boiler cupboard. Stairs take the visitor to the first floor where a spacious reception room/lounge (15' x 14'6) offers views across the garden and views to the south. There are two bedrooms on the first floor (12'1 x 7'2) and (9'3 x 7'7); at present one is made over into an office. A flight of stairs then takes you to the second floor and two spacious double bedrooms (15'1 x 9'7) and (15'1 x 9'11); and a spacious bathroom. There is also an airing cupboard. Outside the 40' long garden is laid to lawn with an easy to maintain patio area and minimal upkeep.

This property must be viewed in person to be truly appreciated.

In the summer of 2024 the property has gone through an external maintenance schedule and this involved 1) the replacement of the three dormer windows flat roofs with a new rubber flat roof system as well as new guttering and the replacement and installation of new side fascia for each dormer 2) the cleaning of all other fascia/soffit boards and repair where necessary; including painting of all wooden external surfaces. The property additionally benefits from new stair carpets.

Whilst these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.





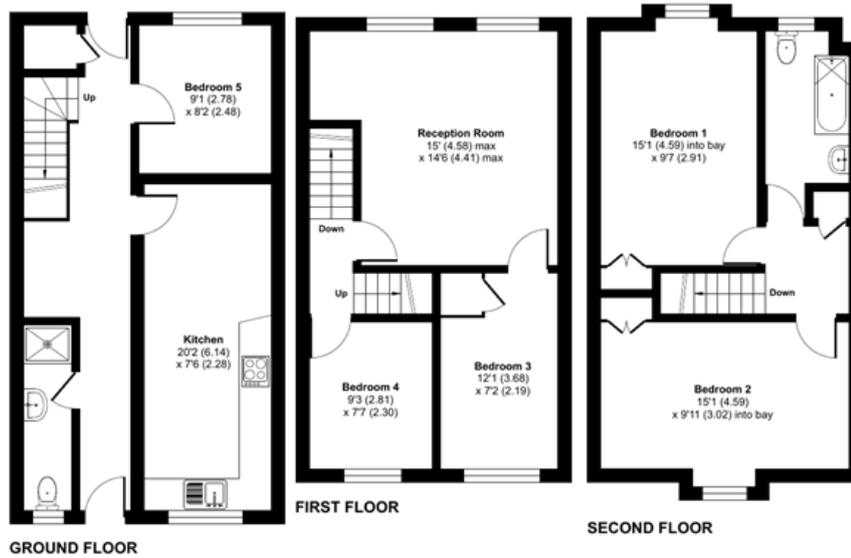




Knighton Close, Caversham, Reading, RG4

Approximate Area = 1283 sq ft / 119.1 sq m

For identification only - Not to scale



Valid until 13 February 2035	Certificate number 9772-3046-4202-9875-7200
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60