

LANSLEY

EPC: TBC





Plot 1, 37A Richmond Road, Caversham,
Reading, RG4 7PR

Guide Price £1,300,000

LANSLEY- Richmond Road offers a rare opportunity to acquire a bespoke Architect designed home in Caversham Heights.

This gated development of just two detached houses sits a few minutes walk from the centre of Caversham and is accessed by a secluded private road.

Accommodation comprises spacious entrance hall with double height ceiling and floor to ceiling windows, large reception room with feature fireplace and dining area, cloakroom, designer fitted kitchen breakfast room, utility room with access to garage. On the first floor there is a galleried landing leading to a master suite with dressing room and luxury fitted bathroom, bedroom two with en-suite shower room, three further bedrooms and family bathroom. Externally, to the front there is ample off-road parking and garage with generous, private landscaped gardens to the rear of the property.

Each property is finished to very high standard with modern, contemporary fittings throughout. Caversham offers a range of everyday amenities, independent shops & restaurants including Waitrose supermarket. The river Thames is easily accessible as is Reading town centre and mainline railway station which offers a service into London Paddington in less than thirty minutes. The area also offers a range of state and private schooling.





GROUND FLOOR
1352 sq.ft. (125.6 sq.m.) approx.



1ST FLOOR
1227 sq.ft. (114.0 sq.m.) approx.



TOTAL FLOOR AREA : 2579 sq.ft. (239.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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