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Martin & Pole

Established 1846

ESTATE AGENTS



22 Chiltern Road, Caversham, Reading, RG4 5HT

Price £435,000 Freehold



# A stylish, contemporary home, close to The Hill Primary School, with garden office



With driveway parking for three cars, a downstairs cloak/shower room and generous storage both inside and out.

Further accommodation comprises three bedrooms, two with wardrobes; refitted bathroom; lounge with wood burner; dining room with bi-fold doors opening to a courtyard patio; refitted kitchen; gardens; double glazed windows, gas radiator central heating; boarded loft with light and ladder.

Close to local shops and bus services; in the catchment of The Hill Primary and Highdown secondary schools.

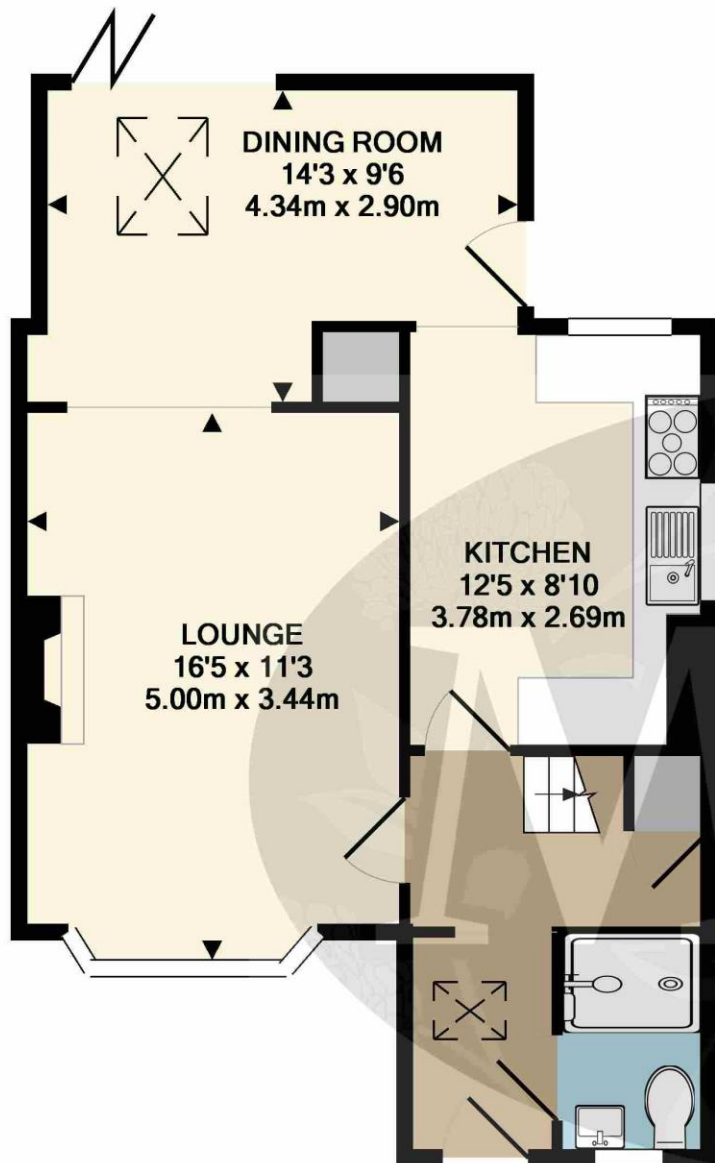
Caversham centre offers a selection of shops, cafes and restaurants with more extensive facilities at Reading town centre, where there is a mainline railway station with fast services to Paddington as well as services to other parts of the country.

EER: D65 Council Tax: D

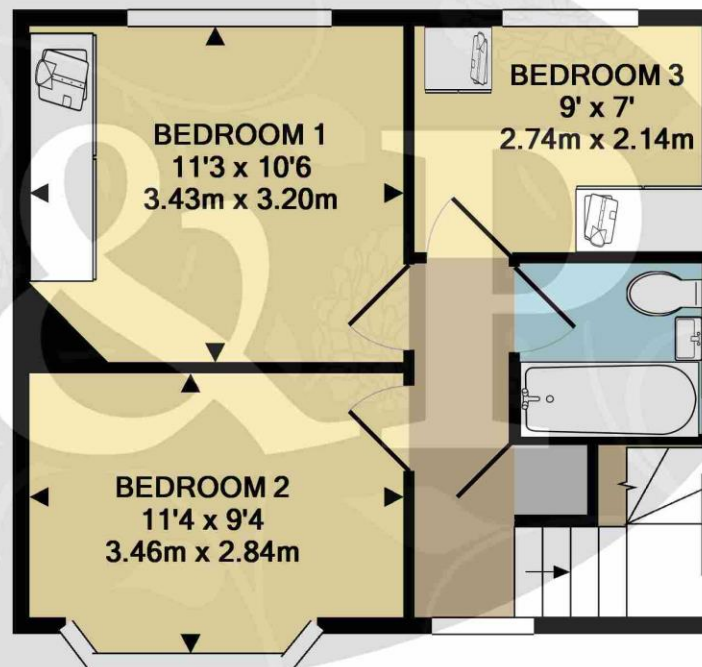
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For further information or an appointment to view please contact our Earley branch on 0118 926 4422 or [earley@martinpole.co.uk](mailto:earley@martinpole.co.uk)



GROUND FLOOR  
APPROX. FLOOR  
AREA 520 SQ.FT.  
(48.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 363 SQ.FT.  
(33.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 883 SQ.FT. (82.0 SQ.M.)

Every attempt has been made to ensure the accuracy of the plan contained here, however measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is purely a guide for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Square footage is approximate and relates to all parts of the diagram.

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