



72 Woodcote Road, Caversham Heights, Reading, RG4 7EX
Price £575,000 Freehold



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Masons are proud to offer to the market this attractive and extended three/four bedroom semi-detached, located on a sought after road Caversham Heights and close to Caversham & Reading centres, along with Reading mainline station. The property is presented in good order throughout and its from a 15ft living room, a 22ft dining room, a 16ft kitchen, a utility room and a 12ft bedroom four/reception three. Further benefits include annex potential, three further bedrooms, a master bedroom with ensuite, an additional bathroom, a large rear garden, garage and off road parking. Viewing recommended.

- 3/4 Bedrooms
- An Attractive Extended Property
- 15ft Living Room
- 22ft Dining Room
- 16ft Kitchen
- Utility Room
- Annex Potential
- Bathroom & Ensuite Shower Room
- Large Garden

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Front door to entrance hall, which has the staircase to the first floor and doors to

Living room: 15'5" x 12'6" into a double glazed bay window, feature fireplace

Dining room: 22'9" x 11'11" double glazed sliding doors to the rear garden and a feature fireplace.

Kitchen breakfast room: 16'9" x 10'2" double glazed rear aspect, a vast range of eye and base level units, sink and drainer, quarry tiled flooring, space for range cooker and space for a table and chairs.

Utility room: 8'5" x 7'10" space and plumbing for appliances.

Family bathroom: a panel enclosed bath, wash basin and low level wc.

Reception three/bedroom four: 12'6" x 10'10" glazed twin aspect with sliding doors to the garden.

First floor landing has doors to:

Master bedroom: 12'8" x 11'11" double glazed front aspect, built-in wardrobes and door to:

Ensuite: double glazed

front aspect, shower cubicle, low level wc and wash basin.

Bedroom 2: double glazed rear aspect.

Bedroom 3: 8'11" x 7'5" double glazed rear aspect.

Outside: To the front there is off road parking for several cars and access to the garage. To the rear there is a large garden mainly laid to lawn and in excess of 150 foot. There is a patio area and a variety of plants, shrubs, trees and flowers which is all enclosed by hedgerow and fencing.

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