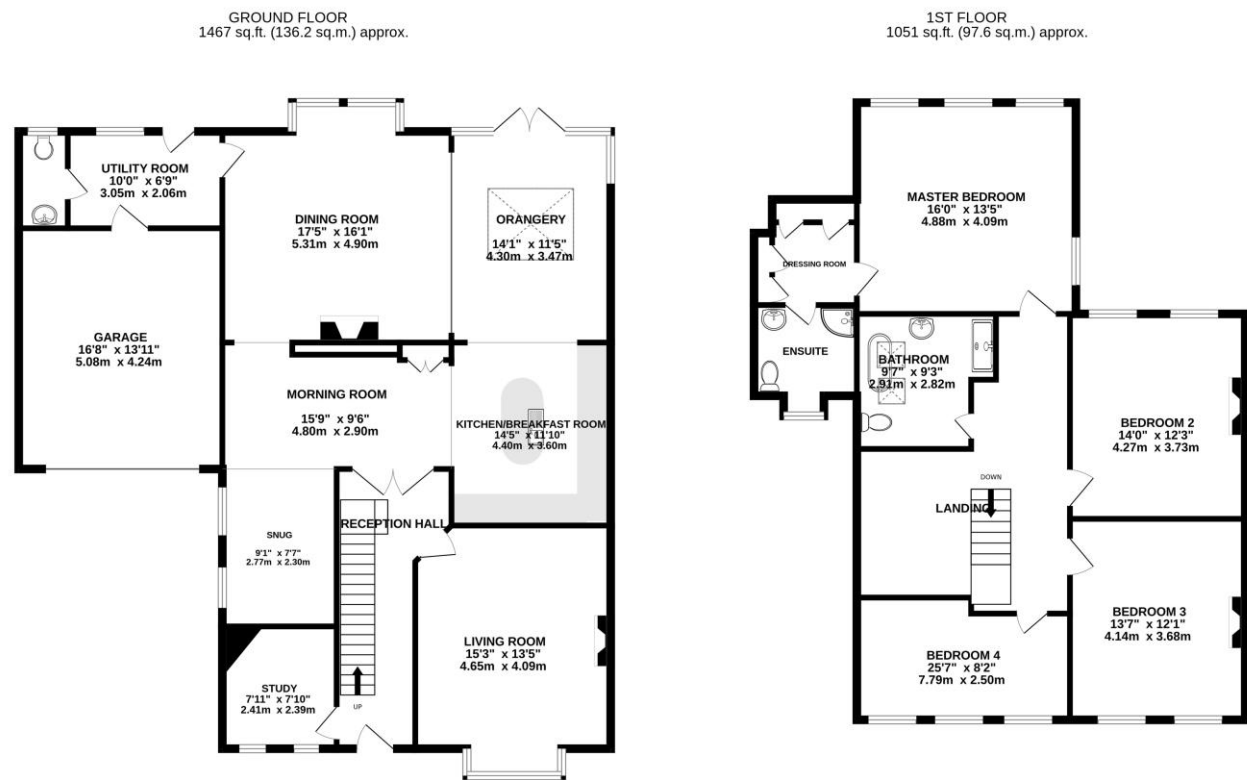




MASONS
ESTATE AGENTS



66 Conisboro Ave, Caversham Heights, Reading, RG4 7JE
Price £1,495,000 Freehold



TOTAL FLOOR AREA : 2517 sq.ft. (233.9 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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Masons are proud to offer to the market this attractive Edwardian detached family home, presented for sale in truly immaculate condition throughout and having undergone major improvements by its current owners. Located on a sought after road in Caversham Heights and conveniently situated for Caversham and Reading centres, along with Reading mainline station. The property has been extended and finished to a high standard throughout and offers versatile living accommodation, including a new kitchen breakfast room, orangery, dining room, snug, living room, study, utility room and downstairs cloakroom. The property also benefits from a 16ft master bedroom with ensuite and dressing room, a large and well-tended garden, off road parking for several cars and a double garage. Viewing highly recommended.

- Vastly Extended
- Living Room
- New Kitchen Breakfast Room
- New Orangery
- Dining Room
- Sought After Road
- Master with Ensuite & Dressing Room
- Large Garden
- Off Road Parking & Double Garage

Front door opens to the reception hall, which has the stairs to the first floor and doors to:

Living room: 15'3" x 13'5" into bay window with French shutters and feature fireplace.

Study: 7'11" x 7'10" front aspect with French shutters.

Morning room: 15'9" x 9'6" tiled flooring with under floor heating which opens to:

Kitchen breakfast room: 14'5" x 11'10" a newly fitted well appointed kitchen with a vast range of eye and base level units with quartz tops and tiled surround, an island and integrated appliances and under floor heating.

Orangery: 14'1" x 11'5" with under floor heating and French doors opening to the rear garden.

Snug: 9'1" x 7'7" side aspect, under floor heating.

Dining room: 17'5" x 16'1" into bay window, under floor heating and door to:

Utility room: 10'0" x 6'9" rear aspect, range of units with plumbing and door to the rear garden.

Cloakroom: rear aspect, low level wc and wash basin.

The first floor landing is unusually spacious and has an open plan area currently being used as a play area/games area, then there are doors opening to:

Master bedroom: 16'0" x 13'5" twin aspect, door to:

Dressing room, has built wardrobes and gives access to:

Ensuite: front aspect, corner shower, low level wc and wash basin.

Bedroom 2: 14'0" x 12'3" rear aspect.

Bedroom 3: 13'7" x 12'1" front aspect.

Bedroom 4: 25'7" x 8'2" front aspect.

Bathroom: shower cubicle, free standing bath, low level wc and wash basin.

Outside: to the front there is block paved parking for several cars and access to the double garage. To the rear there is a superb garden approaching 150ft, which is mainly laid to lawn with a variety of plants, shrubs and trees.