



TOTAL FLOOR AREA : 1066 sq.ft. (99.0 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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9 St David`s Close, Caversham Heights, Reading, RG4 7PX
 Price £650,000 Freehold



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Masons are proud to offer to the market this immaculately presented 3 bedroom, 2 bathroom detached family home situated in a quiet and desirable cul-de-sac within Caversham Heights close to Caversham and Reading centres along with Reading mainline station. Set within both outstanding rated by Ofsted, Caversham Heights Primary School and Emmer Green Primary School, the property has undergone a complete renovation throughout including a brand new fitted kitchen, rewire, insulation throughout, new flooring throughout, re-plastering, a newly fitted downstairs shower room and a complete redecoration. The spacious accommodation comprises of an 18ft modern kitchen/breakfast room which is open plan to the 14ft living room, a downstairs shower room, a 16ft master bedroom, a 12ft second bedroom, a 12ft third bedroom and a modern family bathroom. Further benefits of this property include approved planning for a single storey extension at the front and rear as well as a garage conversion, a 16ft garage, a fully enclosed rear garden, gas central heating, double glazing, driveway parking as well as visitors parking. The location itself offers nearby walks, local parks, golf clubs as well as many other amenities. To appreciate the condition, location and space this property has to offer, a viewing is highly recommended.

- Renovated throughout
- The Heights & Emmer Green Primary School catchment
- 18ft modern kitchen/breakfast room
- 14ft living room
- 16ft master bedroom
- 12ft second bedroom
- Very private rear outlook
- 12ft third bedroom
- Immaculate condition
- Desirable and quiet cul-de-sac

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Front door opens into the hallway which has stairs leading to the first floor landing, an under stairs storage cupboard, opening to the open plan living space and a door to the shower room.

Shower room:

Double glazed with a side aspect, fitted with a panel enclosed shower, low level WC and hand wash basin.

Living room:
14'2" x 12'5"

Double glazed with a rear aspect, open plan to the kitchen/breakfast room.

Kitchen/breakfast room:
18'1" x 12'3"

Double glazed with a dual aspect, fitted with a modern range of eye and base level units with granite tops and a tiled surround, integral appliances including a fridge/freezer, dishwasher,

washing machine, oven, hob with extractor above, sink with drainer as well as an island and built in wine rack.

The first floor landing boasts doors to...

Master bedroom:
16'8" into bay x 9'7"

Double glazed with a front aspect.

Bedroom 2:
12'5" x 9'5"

Double glazed with a rear aspect.

Bedroom 3:
12'8" x 7'7"

Double glazed with a front aspect and a fitted storage cupboard.

Bathroom:

Double glazed with a rear aspect, fitted with a free-standing bath, low level WC and hand wash basin.

Outside:

To the rear the property boasts a fully enclosed rear garden which is mainly laid to lawn but boasts a patio area as well as gated access to the driveway and garage. To the front the property boasts a small front garden, driveway which runs along the side of the property toward the garage as well as further parking which is situated on the road.

Garage:

16'4" x 8'4"

Double glazed with a rear aspect.

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