



TOTAL FLOOR AREA: 2292 sq.ft. (212.9 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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42 Highmoor Road, Caversham Heights, Reading, RG4 7BH
 Price £1,75,000 Freehold

10 Bridge Street, Caversham, Reading RG4 8AA t 0118 946 1140 e sales@masonsestateagents.com



Masons are proud to offer to the market this extended period semi-detached house, located on a sought after road in Caversham Heights and close to Caversham and Reading centres, along with Reading mainline station. Presented in truly immaculate condition throughout and having undergone major improvements, including a recent loft conversion and rear extension, new kitchen with under floor heating, new bi-folding doors, refurbished sash windows, oak flooring, new ensuite, new flat roofs, new carpets and much more. Further benefits include a 15ft master bedroom with an 11ft open plan ensuite, an 18ft bedroom two with ensuite, family bathroom, 16ft living room, 17ft dining room, 24ft kitchen breakfast room, 11ft morning room, utility room, downstairs wc and a good size rear garden. Viewing highly recommended.

- Presented in Truly Immaculate Condition
- Loft Conversion and Rear Extension
- 24ft Kitchen Breakfast Room
- Morning Room with Bi-Folding Doors to the Garden
- 17ft Dining Room
- 16ft Living Room into Bay Window
- Four Large Double Bedrooms
- Good Size Rear Garden
- Viewing Recommended

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Entrance porch gives access to the original stained glasses front door, which opens to the entrance hall, with the stairs to the first floor and doors to:

Living room: 16'0" x 14'10" into bay window, engineered oak flooring.

Dining room: 17'7" x 11'10" side aspect into bay window, engineered oak flooring and opening to the kitchen breakfast room.

Cloakroom: low level wc and wash basin, with access to cupboard under the stairs.

Kitchen breakfast room: 24'7" x 12'10" a recently fitted modern kitchen with a selection of eye and base level units, an island with breakfast bar, one and half sink and drainer, integrated fridge and freezer, dishwasher, double oven, gas hob, extractor hood and under floor heating. Opening to:

Morning room: 11'7" x 11'2" double glazed twin aspect with skylight and bi-folding doors to the garden and under floor heating.

Utility room: 6'2" x 5'11" double glazed side aspect, base level unit with sink and drainer.

First floor landing has doors has the stairs to the second floor and doors to:

Bedroom 2: 18'4" x 12'3" rear aspect, door to:

Ensuite: side aspect, shower cubicle, low level wc and wash basin.

Bedroom 3: 16'0" x 14'10" into bay window.

Bedroom 4: 11'10" x 11'4" side aspect.

Family bathroom: side aspect, P shaped bath with shower over, low level wc and wash basin.

Second floor landing opens to:

Bedroom 1: 15'0" x 14'6" twin aspect room with skylight, Juliet balcony and opening to:

Ensuite: 11'0" x 6'11" an open plan room with free standing bath, wash basin and low level wc.

Dressing area: 14'11" x 4'9" area has ample space for a dressing table and chairs, complete with additional built-in cupboards for clothing.

Outside: To the front there is a garden area and a path leading to the front door. There is the possibility of creating off road parking to the front if desired. To the rear there is a good sized garden, which is mainly laid to lawn, along with a patio area and a variety of plants and shrubs in the borders, which is all enclosed by half brick wall and half timber fencing.

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