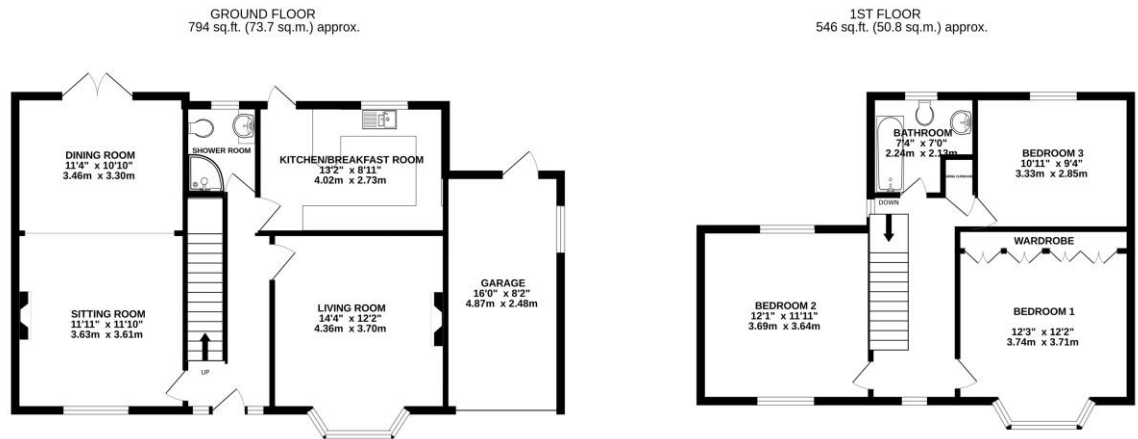




MASONS
ESTATE AGENTS



2a Matlock Road, Caversham Heights, Reading, RG4 7BS
Price £720,000 Freehold



TOTAL FLOOR AREA: 1340 sq.ft. (124.5 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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Price £720,000 Freehold

Masons are proud to offer to the market this extended three bedroom detached family home, located on a sought after road in Caversham Heights and close to Caversham and Reading centres, along with Reading mainline station. The property is presented for sale in good order throughout and benefits from a 14ft living room with bay window, an 11ft sitting room opening to, an 11ft dining room with French doors to the garden. Further benefits include a kitchen breakfast room, a downstairs shower room, three good sized bedrooms, a family bathroom, a garage and off road parking and a well-tended garden. **NO ONWARD CHAIN** and viewing recommended.

- Dining Room
- Kitchen Breakfast Room
- Family Bathroom
- Sitting Room
- Shower Room
- Garage & Off Road Parking
- Living Room
- Three Bedrooms
- NO CHAIN

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Front door to entrance hall which has the stairs to the first floor and doors to:

Living room: 14'4" x 12'2" into a double glazed bay window, feature fireplace.

Sitting room: 11'11" x 11'10" double glazed front aspect, feature fireplace and opening to:

Dining room: 11'4" x 10'10" double glazed French doors to the garden.

Kitchen breakfast room: 13'2" x 8'11" double glazed rear aspect. A modern range

of eye and base level units with roll edge tops and tiled surround, sink and drainer, integrated double oven, hob and extractor fan, space and plumbing for appliances, breakfast bar and a door to the garden.

Shower room: a corner shower cubicle, a low level wc and wash basin.

First floor landing has doors to:

Master bedroom: 12'3" x 12'2" double glazed front aspect and a full range of built-in wardrobes.

Bedroom 2: 12'1" x 11'11" double glazed twin aspect.

Bedroom 3: 10'11" x 9'4" double glazed rear aspect.

Family bathroom: double glazed rear aspect, a panel enclosed bath with shower over, low level wc and wash basin.

Outside: to the front there is off road parking and access to the garage, there is a garden area with a variety of plants and shrubs with a path leading to the front door. To the rear the garden is mainly laid to lawn with a variety of trees, shrubs and flowers, all enclosed by timber fencing.

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