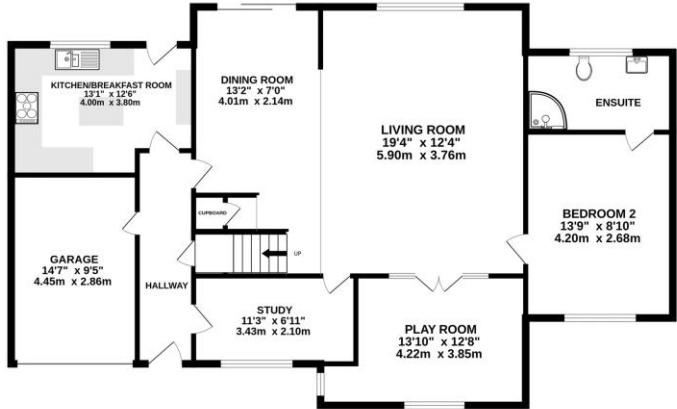




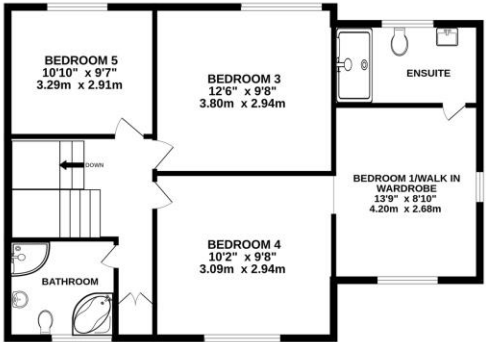
**MASONS**  
ESTATE AGENTS



GROUND FLOOR  
1367 sq.ft. (127.0 sq.m.) approx.



1ST FLOOR  
887 sq.ft. (82.4 sq.m.) approx.



TOTAL FLOOR AREA : 2253 sq.ft. (209.3 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 Aldenham Close, Caversham Park, Reading, RG4 6RR  
Price £600,000 Freehold



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masonsestateagents.com

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



9 Aldenham Close, Caversham Park, Reading, RG4 6RR  
 Price £600,000 Freehold

Masons are proud to offer to the market this 4/5 bedroom, 2 storey extended detached family home complete with annex and offering very versatile accommodation. The property is situated on a popular road in Caversham Park, close to amenities including bus stops, post office, shops, parks and schools as well as boasting easy access into Caversham & Reading centres along with Reading mainline station. The property has seen improvements in recent years including a two storey extension as well as a new roof, new boiler, new kitchen, new windows, new carpets, new bathrooms, en-suites and much more. The versatile living accommodation comprises of 4/5 double bedrooms, two of which with en-suites, a family bathroom, 19ft living room, 13ft dining room, 13ft play room, 11ft study, 13ft kitchen breakfast room and a 14ft garage. Further benefits include off road parking for several cars and a good sized private rear garden. NO CHAIN.

- Two storey extension
- Versatile accommodation
- Annex potential
- 4/5 bedroom, 3 bathrooms
- Play room & Study
- Garage & driveway parking
- 19ft living room
- 13ft modern kitchen/breakfast room
- Landscaped garden

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Front door to entrance hall, which has doors to the garage and...

Kitchen/breakfast room:  
 13'1" x 12'6"  
 Double glazed rear aspect with door to garden, modern range of eye and base level units with breakfast bar, integrated appliances and space for additional appliances.

Dining room:  
 13'2" x 7'  
 Double glazed sliding doors to the garden and an opening to:

Living room:  
 19'4" x 12'4"  
 Double glazed rear aspect and doors to:

Play room:  
 13'10" x 12'8"  
 Double glazed dual aspect.

Study:  
 11'3" x 6'11"  
 Double glazed front aspect.

Bedroom 2:  
 13'9" x 8'10"  
 Double glazed front aspect, door to:

Ensuite:  
 Double glazed rear aspect, corner shower cubicle, low level WC and wash basin.

First floor landing has doors to:

Bedroom 1/walk in wardrobe:  
 13'9" x 8'10"  
 Double glazed twin aspect, door to:

Ensuite:  
 Double glazed rear aspect fitted with a shower cubicle, low level WC and wash basin.

Bedroom 3:  
 12'6" x 9'8"  
 Double glazed rear aspect.

Bedroom 4/master

bedroom:  
 10'2" x 9'8"  
 Double glazed front aspect.

Bedroom 5:  
 10'10" x 9'7"  
 Double glazed rear aspect.

Family Bathroom:

Double glazed front aspect, corner bath, shower cubicle, low level WC and wash basin.

Outside:

To the front is off road parking for several cars and access to the front door and garage. To the rear is a good sized garden mainly laid to patio with lawn area all bordered by mature trees, growing rose bushes and enclosed by a wall and timber fencing.

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