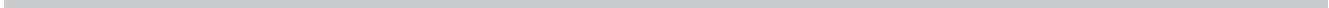
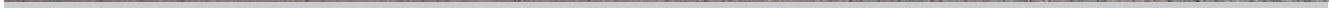


TOTAL FLOOR AREA : 826 sq.ft. (76.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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21 Westfield Road, Caversham, Reading, RG4 8HL
 Price £385,000 Freehold

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



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 Price £385,000 Freehold

Full Description

Masons are proud to offer to the market this two bedroom with a first floor bathroom, Victorian terrace house situated just a short walk away from Caversham and Reading centres, along with Reading Mainline Station. With a low maintenance rear garden and parking at the rear, the extended and spacious accommodation comprises of a 12ft bay fronted living room, a 12ft dining room, an 11ft kitchen, a 9ft play room/utility room, a 12ft master bedroom, a 10ft second bedroom and a generously proportioned first floor family bathroom. Further benefits of the property include gas central heating, UPVC double glazing, a new Worcester condensing boiler and further scope for loft conversion subject to the necessary planning consents.

- Bay fronted Victorian terrace
- Central Caversham
- Walking distance to Reading mainline station
- Off road parking for two cars
- Extended
- 12ft living room
- 12ft dining room
- 12ft master bedroom
- 1st floor family bathroom

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Front door opens into the hallway which boasts stairs to the first floor landing and doors to...

Living Room:
 12'6" x 8'10"
 Double glazed bay fronted.

Dining Room:
 12'2" x 10'3"
 Double glazed with a rear aspect, under stairs storage cupboard and a door to the kitchen.

Kitchen:
 11'9" x 7'2"
 Double glazed with a side aspect, fitted with a range of eye and base level units with roll edge tops and tiled surround, sink with drainer, oven, space for further utilities and an opening to the play room/utility room.

Play Room/utility room:
 9'5" x 6'5"
 Double glazed with a dual aspect, patio doors leading

onto the garden.

The first floor landing boasts doors to...

Master bedroom:
 12'2" x 10'4"
 Double glazed with a front twin aspect and a storage cupboard.

Bedroom 2:
 10'4" x 9'2"
 Double glazed with a rear aspect.

Bathroom:
 Double glazed with a rear aspect, fitted with a P-shaped bath with overhead shower, low level WC and hand wash basin as well as a storage cupboard.

Outside:

To the rear the property boasts a low maintenance garden which is laid with lawn, patio and offers off road parking for 2 cars. To

the front the property boasts a small garden which is laid with slate, paving and a path to the front door, all of which is enclosed by a brick wall.

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