



TOTAL FLOOR AREA : 1400 sq.ft. (130.1 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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4 Gifford Close, Caversham Park, Reading, RG4 6RF
Price £415,000 Freehold

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Masons are proud to offer to the market this three bedroom town house, presented for sale in good order throughout and located in Caversham Park and close to Caversham and Reading centres, along with Reading mainline station. The property benefits from a 25ft living/dining room, 11ft kitchen, a utility room, storage cupboard and access to the rear garden. Further benefits include a 13ft master bedroom, two further double bedrooms and a family bathroom, solar panels, cavity wall insulation, off road parking for 2 large cars and garage and a front and rear garden. Viewing recommended.

- Three Double Bedrooms
- 25ft Living/Dining Room
- 11ft Kitchen
- Utility Room
- Family Bathroom
- Garage & Off Road Parking
- Front and Rear Gardens

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Front door to entrance hall, which opens to:

Living/dining room: 25'9" x 11'8" double glazed twin aspect, double doors to the garden.

Kitchen: 10'4" x 8'10" double glazed rear aspect, a range of eye an base level units with roll edge tops and tiled surround with breakfast bar. Sink and drainer, oven, hob and extractor and space and plumbing for additional appliances. Door to:

Utility room: Light and power with door opening

to the rear garden. First floor landing has doors to:

Master bedroom: 13'2" x 10'10" double glazed front aspect, built-in wardrobe.

Bedroom 2: 10'0" x 9'10" double glazed rear aspect, built-in wardrobe.

Bedroom 3: 9'10" x 8'11" double glazed front aspect.

Bathroom: double glazed rear aspect, a panel enclosed bath, separate shower cubicle

and wash basin. WC: low level wc.

Outside: to the front there is off road parking for 2 large cars and access to the garage, there is also a garden laid to lawn with a variety of plants and shrubs and a path leading to the front door. To the rear there is a patio area and lawn area with a timber shed, along with rear access. The property also has solar panels fitted.

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Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given.