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13 Quantock Avenue, Caversham Park, Reading, RG4 6PY
 Price £400,000 Freehold

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Masons are proud to offer to the market this spacious, three double bedroom semi-detached family home situated in a tucked away position in Caversham Park Village, close to Caversham/Reading centres along with mainline station. The property is offered for sale with no onward chain and boasts well proportioned accommodation including a 25ft living/dining room, a 10ft kitchen, 13ft master bedroom, two further double bedrooms, a separate WC and a family bathroom. Further benefits include a 14ft garage with potential for conversion, driveway parking, gas central heating, a fully enclosed and private rear garden as well as nearby local amenities including Emmer Green Precinct, VIEWING RECOMMENDED. NO ONWARD CHAIN.

- No onward chain
- 14ft garage
- Driveway parking
- 25ft living/dining room
- 13ft master bedroom
- Tucked away position
- 10ft kitchen
- Two further double bedrooms
- Private rear garden

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Front door opens into the porch which boasts a side aspect and a door to...

Living/dining room:
 25'2" x 11'9"
 Double glazed with a dual aspect, feature fireplace, an under stairs storage cupboard, stairs to the first floor landing and an opening to the Kitchen.

Kitchen:
 10'6" x 8'10"
 Double glazed with a rear aspect, fitted with a range of modern eye and base level units with roll edge tops and tiled surround, gas hob with extractor above, oven, and sink with drainer.

Bedroom 1:
 13' x 9'8"
 Double glazed with a front aspect and a built in wardrobe.

Bedroom 2:
 9'11" x 9'11"

Double glazed with a front aspect.

Bedroom 3:
 9'11" x 9'8"
 Double glazed with a rear aspect, a built in airing cupboard and a built in wardrobe.

WC:
 Double glazed with a rear aspect and a low level WC.

Bathroom:
 Double glazed with a rear aspect, fitted with a bath, hand wash basin and shower.

Outside:
 To the rear the property boasts a private garden which is mainly laid to lawn and is fully enclosed by mature hedges. To the front the property boasts a garden which is mainly laid

to lawn, driveway parking and access to the garage.

Garage:
 14'4" x 8'
 Fitted with an up and over door.

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