



TOTAL FLOOR AREA : 1717 sq.ft. (159.5 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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18 Fairfax Close, Caversham, Reading, RG4 6DA
Price £749,950 Freehold

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Masons are proud to offer to the market this four bedroom detached family home situated in a tucked away position within walking distance of Caversham & Reading centres along with Reading mainline station. The property is offered for sale with NO ONWARD CHAIN and boasts spacious accommodation comprising of a 25ft kitchen/breakfast room, a 15ft living room, a 12ft conservatory, a downstairs WC, a 12ft master bedroom with en-suite, three further double bedrooms and a family bathroom. Further benefits of the property include driveway parking and a 16ft double garage, a private and fully enclosed rear garden and gas central heating. VIEWING RECOMMENDED.

- NO ONWARD CHAIN
- 25ft kitchen/dining room
- 15ft living room
- 12ft conservatory
- 12ft master bedroom with en-suite
- 3 further double bedrooms
- Driveway parking & 16ft double garage
- Central Caversham
- Walking distance to Caversham/Reading centres

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

Kitchen/breakfast room:
25'2" x 8'11"
Double glazed dual aspect, patio doors to the rear garden and a door to the side access. Fitted with a range of eye and base level units with roll edge tops and tiled surround, 1.5 sink with drainer, gas oven with extractor above and space for further utilities. Double doors open into the living room.

Living Room:
15'2" x 13'8"
Double glazed rear aspect with sliding doors onto the conservatory and a gas fire.

Conservatory:
12'7" x 12'4"
Double glazed with multiple aspects and doors onto the garden.

WC:
Double glazed side aspect,

fitted with a low level WC and hand wash basin.

Dining Room:
12'11" x 8'8"
Double glazed front aspect.

The first floor landing boasts a cupboard and doors to...

Master bedroom:
12'7" x 12'1"
Double glazed with a rear aspect, built in wardrobes and a door to the en-suite.

En-suite:
Double glazed side aspect, fitted with a panel enclosed shower, low level WC and hand wash basin.

Bedroom 2:
11'5" x 10'1"
Double glazed with a rear aspect.

Bedroom 3:
11'7" x 8'11"
Double glazed with a front aspect.

Bedroom 4:
16'1" max x 8'8"
Double glazed with a front

aspect.

Family bathroom:

Double glazed side aspect, fitted with a panel enclosed bath with overhead shower, low level WC and hand wash basin.

Outside:

To the rear the property boasts a private garden which is mainly laid to lawn but boasts a patio area and side access leading to the front of the property, all of which is bordered by mature trees and enclosed by timber fencing. To the front the property boasts driveway parking for 2/3 cars and a double garage with an up and over door.

Double garage:
16'7" x 16'6"
Fitted with an up and over door and a door to the garden.

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