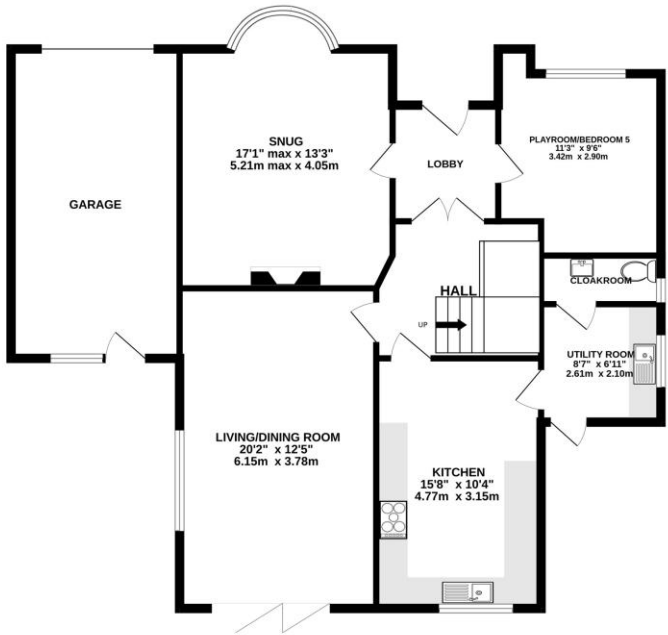


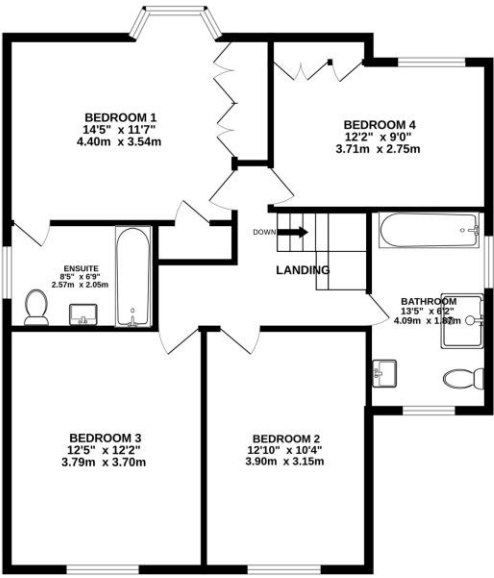


188 Upper Woodcote, Caversham Heights, Reading, RG4 7JU
Price £1,100,000 Freehold

GROUND FLOOR
1161 sq.ft. (107.9 sq.m.) approx.



1ST FLOOR
940 sq.ft. (87.3 sq.m.) approx.



TOTAL FLOOR AREA: 2101 sq.ft. (195.2 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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Masons are proud to offer to the market this attractive 4/5 bedroom two storey extended 1930`s detached family home, finished to a high specification throughout and immaculately presented for sale. Having undergone major improvements by its current owners, the property benefits from a 20ft living/dining room with bi-folding doors opening to a large outside entertaining area, a 17ft snug with wood burning stove, a 15ft kitchen, a utility and downstairs cloakroom. Further benefits include a playroom/bedroom 5, a 14ft master bedroom with fitted wardrobes & ensuite, a family bathroom, triple glazing, solar panels and battery, a landscaped garden, outside home office and off road parking for 4 cars and a garage. Viewing highly recommended.

- An Extended 1930`s 4/5 Bedroom Detached
- Finished to a High Specification
- 20ft Living/Dining Room
- 15ft Kitchen
- 17ft Snug with Wood Burning Stove
- 14ft Master Bedroom with Ensuite
- Family Bathroom
- Off Road Parking & Garage
- Good Size Rear Garden

Statement Pirnar front door opening to the lobby, which has double doors opening to the hallway, which has the stairs to the first floor and doors to:

Living/Dining Room: 20'2" x 12'5" double glazed twin aspect with bi-folding doors opening to a large outside entertaining space.

Snug: 17'1" x 13'3" into triple glazed bay window, feature fireplace complete with burning stove.

Playroom/bedroom 5: 11'3" x 9'6" triple glazed front aspect.

Kitchen: 15'8" x 10'4" double glazed twin aspect. A modern range of eye and base level units with roll edge tops and tiled surround, sink and drainer, space for oven, integrated dishwasher. Door to:

Utility room: 8'7" x 6'11" double glazed twin aspect. A range of eye and base level units with sink and drainer and space and plumbing for additional appliances.

Cloakroom: double glazed side aspect, low level wc and wash basin.

First floor landing has doors to:

Master bedroom: 14'5" x 11'7" into triple glazed bay window, range of fitted wardrobes and door to:

Ensuite: double glazed side aspect, a panel enclosed bath with shower over, a low level wc and wash basin.

Bedroom 2: 12'10" x 10'4" double glazed rear aspect.

Bedroom 3: 12'5" x 12'2" double glazed front aspect.

Bedroom 4: 12'2" x 9'0" triple glazed front aspect, fitted wardrobes.

Bathroom: double glazed twin aspect, a panel enclosed bath, a shower cubicle, a low level wc and wash basin.

Outside: To the front there is off road parking for up to 4 cars, with access to the garage and to the side of the property. The property also has the added benefit of solar panels with battery, all fitted in 2023. To the rear there is a good size garden approaching a 100ft and has been recently landscaped, to enjoy decked areas, raised beds for vegetables, green house, an outside insulated home office with light & power, a lawn area, a patio & seating area and a variety of plants, shrubs and trees. Viewing highly recommended.

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