



TOTAL FLOOR AREA : 1262 sq.ft. (117.3 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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7 Woodcote Way, Caversham Heights, Reading, RG4 7HE
Price £650,000 Freehold



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Masons are proud to offer to the market this extended 1930`s bay fronted semi-detached family home situated on a popular residential road in Caversham Heights, close to Caversham & Reading centres along with Reading mainline station. The property has undergone several improvements by the current owners and has been extended to provide spacious accommodation comprising of a 15ft bay fronted living room, a 15ft bay fronted dining room, a modern 15ft Elements kitchen with Neff appliances, a downstairs WC, a storage/garage, a bay fronted 15ft master bedroom, a 12ft second bedroom, third single bedroom and a family bathroom with separate WC. Further benefits of this property include driveway parking for several cars, a private and well maintained West facing rear garden, gas central heating, UPVC double glazing and scope to extend further subject to the necessary planning consents. VIEWING RECOMMENDED.

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| • 1930`s bay fronted | • 15ft Elements kitchen | • Driveway parking for several vehicles |
| • Extended | • 15ft bay fronted living room | • West facing rear garden |
| • Undergone several improvements | • 15ft master bedroom | • Popular road in Caversham Heights |

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<p>Front door opens into the hall which boasts an under stairs cupboard and doors to...</p> <p>Living Room: 15'1" into bay x 12'2" Double glazed bay fronted with a gas fire and doors to the dining room.</p> <p>Dining Room: 15'5" into bay x 10'6" Double glazed bay with a rear aspect and patio doors to the garden.</p> <p>Kitchen: 15'9" max x 15'9" max Double glazed with a rear aspect, fitted with a modern range of Elements eye and base level units with roll edge tops, Neff oven, hob with extractor above, sink with drainer, a utility cupboard, a door to the side access and doors to...</p> <p>WC: Double glazed with a side aspect and a chimney</p>	<p>aspect, fitted with a low level WC and hand wash basin.</p> <p>Garage/Store: 7'10" x 7'1" Fitted with an electric roller door and housing the boiler.</p> <p>Stairs from the ground floor lead to the first floor landing which is double glazed with a side aspect and boasts doors to...</p> <p>WC: Double glazed with a side aspect and a low level WC.</p> <p>Bathroom: Double glazed with a rear aspect, fitted with a bath with overhead shower and a hand wash basin.</p> <p>Bedroom 2: 11'6" x 12'2" Double glazed with a rear aspect and a chimney</p>	<p>breast.</p> <p>Master bedroom: 11'6" x 15'9" into bay Double glazed bay fronted with a chimney breast.</p> <p>Bedroom 3: 7'10" x 7'7" Double glazed with a front aspect.</p> <p>Outside: To the rear the property boasts a well maintained garden which is mainly laid to lawn but boasts a large patio area, storage shed and greenhouse, all of which is fully enclosed by timber fencing and is bordered by mature trees and bushes. To the front the property boasts large frontage which is mainly laid with shingle, offers off road parking for several vehicles and is enclosed by mature shrubs/hedges and timber fencing.</p>
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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.