



TOTAL FLOOR AREA: 1106 sq.ft. (102.8 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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10 Cawsam Gardens, Caversham, Reading, RG4 5JE
 Price £465,000 Freehold

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Full Description

Masons are proud to offer to the market this extended and well presented three bedroom semi-detached, located on a sought after road in Caversham and within walking distance to Caversham & Reading centres, along with Reading mainline station. The property benefits from a 17ft living room, a 20ft family room, a downstairs shower room, a utility room and a 12ft kitchen breakfast room. Further benefits include a 12ft master bedroom into bay window, a family bathroom, new double glazing, a large corner plot garden and garage and off road parking. Viewing recommended.

- Corner Plot
- Garage & Off Road Parking
- Extended
- New Double Glazing
- 20ft Family Room
- Utility & Shower Room
- 17ft Living Room
- 12ft Kitchen Breakfast Room

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Front door to entrance hall, which has the stairs to the first floor landing and doors to:

Living room: 17'11" x 11'0" into bay window, sliding doors to:

Family room: 20'4" x 11'11" double glazed rear aspect with French door to the garden.

Kitchen breakfast room: 12'1" x 8'10" double glazed side aspect, a modern range of eye and base level units with roll edge tops and tiled surround, a breakfast bar, sink and drainer, space for oven

and space and plumbing for additional appliances.

Utility room: 7'7" x 4'7" double glazed rear aspect, space and plumbing for appliances.

Shower room: shower cubicle, low level wc and wash basin.

First floor landing has doors to:

Bedroom 1: 12'0" x 11'3" into double glazed bay window.

Bedroom 2: 11'2" x 8'8" double glazed rear aspect.

Bedroom 3: 9'0" x 7'5" double glazed rear aspect.

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

Outside: to the front there is off road parking and access to the garage. To the rear there is a good sized private corner plot garden, which is mainly laid to lawn and has a patio area as well, which is all enclosed by timber fencing and brick wall.

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