





Masons are proud to offer to the market this immaculately presented and recently extended four bedroom detached house, located on a sought after road in Caversham and within walking distance of Caversham and Reading centres, along with Reading mainline station. This property has been designed for versatile family living and has been finished to a high specification throughout. The downstairs living space offers a spacious 16ft entrance hall, a 21ft open plan living area, a 17ft living room with French doors to the garden, a 17ft playroom/office, a 23ft kitchen/diner and a downstairs cloakroom. Further ebnefits include four double bedrooms, two ensuite, a family bathroom, off road parking for several cars and a good sized rear garden. Viewing highly recommended.

- Extended Four Bedroom Detached
- Versatile Living Accommodation
- 21ft Open Plan Living Area
- 17ft Living Room
- 17ft Playroom/Office
- 23ft Kitchen/Diner
- Four Double Bedrooms & Two Ensuities
- Off Road Parking for Several Cars
- Large Rear Garden

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

Living room: 17'11" x 15'9" double glazed triple aspect with French doors opening to the garden.

Kitchen diner: 23'11" x 13'1" double glazed rear aspect, a modern range of eye and base level units with quartz tops, sink and drainer, double oven hob and extractor, integrated dishwasher and fridge freezer. there is also a utility area with sink and drainer and space and plumbing for additional appliances.

Open plan living area: 21'4" x 15'5" a bright and airy room with vaulted ceilings, wooden flooring, Velux windows and bi-folding doors

opening to the garden.

Playroom/Office: 17'0" x 6'11" double glazed twin aspect, built-in storage cupboards.

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

First floor landing has doors to:

Bedroom 1: 13'9" x 10'10" double glazed rear aspect, built-in wardrobe and door to:

Ensuite: double glazed front aspect, shower cubicle, low level wc and wash basin.

Bedroom 2: 13'9" x 10'9" double glazed front aspect, built-in wardrobe and door to:

Ensuite: double glazed front aspect, shower

cubicle, low level wc and wash basin.

Bedroom 3: 17'0" x 14'9" double glazed twin aspect, built-in wardrobes.

Bedroom 4: 14'1" x 8'4" double glazed rear aspect, built-in wardrobe.

Family bathroom: double glazed front aspect, panel enclosed bath, low level wc and wash basin.

Outside: To the front there is off road parking for several cars and access to the side of the property. To the rear there is good sized garden, which is mainly laid to lawn, with a large patio area and a variety of plants, shrubs and trees.

call us now on 0118 946 1140

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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.