



5a St Andrews Road, Caversham Heights, Reading, RG4 7PH
Price £1,150,000 Freehold



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10 Bridge Street, Caversham, Reading RG4 8AA t 0118 946 1140 e sales@masonsestateagents.com



Masons are proud to offer to the market this spacious five bedroom, three storey detached family house, located on a sought after road in Caversham Heights having been extended and remodelled to a high specification throughout. The property is situated conveniently for access to Reading mainline station, The M4 Motorway and The Reading grammar schools and is also within walking distance to Caversham centre, while being close to local amenities, including restaurants, tennis & golf clubs. Presented in immaculate condition the property benefits from a 29ft open plan kitchen/dining and family area with bi-folding doors to the garden, 16ft living room, 15ft sitting room/playroom, a 14ft utility room and a downstairs cloakroom. Further benefits include, four double bedrooms, three bathrooms, a 27ft master bedroom with ensuite and dressing room on the second floor, off road parking for several cars and a well tended landscaped garden. Viewing recommended. NO CHAIN ONWARD CHAIN.

- Five Bedrooms, Three Storey
- Extended & Remodelled to High Specification
- 29ft Open Plan Kitchen/Dining/Family
- 16ft Living Room
- 15ft Reception 3/Playroom
- Family Bathroom & 2 Ensuites
- Off Road Parking
- Landscaped Garden
- Viewing Recommended

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Front door to hallway, which has the stairs to the first floor and doors to:

Kitchen/dining/family room: 29'9" x 26'3" a modern range of eye and base level units with quartz tops, Belfast sink, range cooker, integrated appliances, large island, versatile family space with bi-folding doors opening to the garden.

Living room: 16'5" x 12'10" double glazed front aspect.

Sitting room/playroom: 15'7" x 8'0" double glazed twin aspect.

Utility room: 14'0" x 8'0" double glazed side aspect, a range of units with quartz tops, and space and plumbing for appliances.

Cloakroom: low level wc and wash basin.

First floor landing has the stairs to the second floor and doors to:

Bedroom 2: 10'7" x 8'0" double glazed front aspect, built-in wardrobe, door to:

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

Bedroom 3: 12'6" x 12'6" double glazed front aspect, built-in wardrobe.

Bedroom 4: 11'5" x 9'8" double glazed rear aspect.

Bedroom 5: 9'8" x 8'0" double glazed rear aspect.

Family bathroom: double glazed rear aspect, a free standing bath, a separate shower cubicle, wash basin and low level wc.

Second floor landing has doors to:

Master bedroom: double glazed triple aspect, 27'10" x 20'5" light and spacious, doors to:

Ensuite: double glazed rear aspect, free standing bath, separate shower cubicle, low level wc and wash basin.

Dressing room/store room: 6'5" x 5'8".

Outside: To the front there is off road parking for several cars and access to the side of the property and to the front door. To the rear there is a beautiful landscaped garden, which is mainly laid to lawn with a variety of plants, shrubs, flowers and mature tree, all enclosed by timber fencing.

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