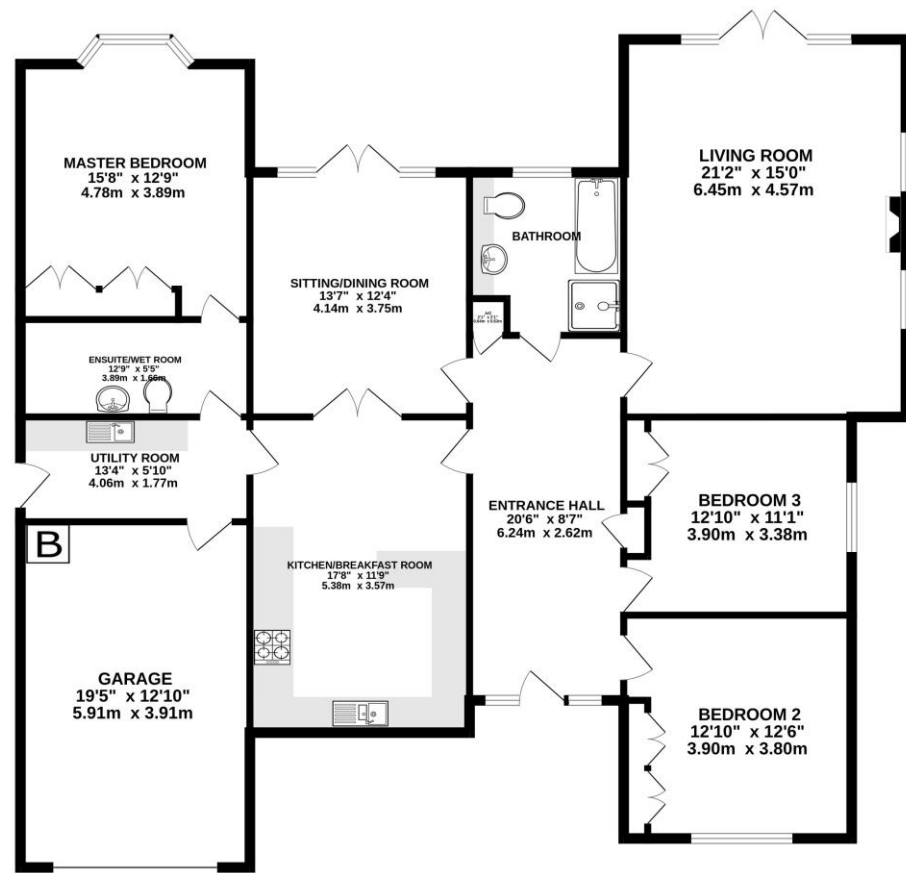




GROUND FLOOR  
1855 sq.ft. (172.4 sq.m.) approx.



TOTAL FLOOR AREA: 1855 sq.ft. (172.4 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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56 St Peter's Avenue, Caversham Heights, Reading, RG4 7DH  
Price £1,050,000 Freehold

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





Masons are proud to offer this fantastic opportunity to acquire this attractive and spacious three bedroom detached bungalow, situated on a large plot on a sought after tree lined avenue in Caversham Heights and within walking distance to Caversham & Reading centres, along with Reading mainline station. The property is presented in truly immaculate order throughout and benefits from a 21ft living room with double doors to the garden, a 17ft kitchen breakfast room, a 13ft dining room, a 13ft utility room and a 15ft master bedroom with ensuite. Further benefits include development potential within the spacious loft area, off road parking for several cars, a garage, a large frontage, a well-tended and private rear garden. **NO ONWARD CHAIN** and viewing highly recommended.

- Sought After Residential Road
- Excellent Condition Throughout
- Master Bedroom with Ensuite
- Large Plot
- 17ft Kitchen Breakfast Room
- 21ft Living Room
- 13ft Dining Room
- Off Road Parking & Garage
- NO ONWARD CHAIN

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Front door to a spacious entrance hall, which has doors to:

Living room: 21'2" x 15'0" double twin aspect, double doors opening to the garden and a feature fireplace.

Dining room/sitting room: 13'7" x 12'4" double glazed rear aspect with double doors opening to the garden.

Kitchen breakfast room: 17'8" x 11'9" double glazed front aspect, a range of eye and base level units with granite tops and tiled surround, a one and half sink and drainer, integrated oven, hob and extractor, along with space and plumbing for additional appliances.

Utility room: 13'4" x 5'10" double glazed side aspect and doors to the side of the property. A range of eye and base level units, sink and drainer and space and plumbing for appliances.

Master bedroom: 15'8" x 12'9" into double glazed bay window, built-in wardrobes. Door to:

Ensuite: wet room, shower, low level wc and wash basin.

Bedroom 2: 12'10" x 12'6" double glazed front aspect, built-in wardrobe.

Bedroom 3: 12'10" x 11'1" double glazed side aspect, built-in wardrobe.

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

Garage: 19'5" x 12'10" a wall mounted boiler, a door to the side of the property and an electric garage door.

There is a large loft area which could offer additional bedroom accommodation or living space for the property.

Outside: To the front there is a good size garden, with a variety of plants and trees, along with off road parking for several cars. To the rear is one of the main features to the property with its large well maintained garden, that includes a large lawn and a variety of plants, shrubs, trees and hedges, along with a patio area.

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