



MASONS
ESTATE AGENTS



27 Priory Avenue, Caversham, Reading, RG4 7SE
Price £730,000 Freehold



TOTAL FLOOR AREA: 1714 sq.ft. (159.2 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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Masons are proud to offer to the market this attractive and well presented three storey, double bay fronted, four bedroom Victorian semi-detached. Located on a sought after road in Caversham and within striking distance of Caversham & Reading centres, along with Reading mainline station. The property has undergone major improvements by its current owners, some of which include a new boiler, refurbished & double glazed sash windows, an additional bathroom added to the second floor and a remodelled first floor bathroom. Further benefits include a 12ft living room with feature fireplace and wood burning stove, a 12ft dining room, a 21ft kitchen breakfast room, a 15ft master bedroom with built-in wardrobes, two bathrooms and a 130ft south west facing garden. Viewing recommended.

- Four Bedrooms
- Double Bay Fronted Victorian Semi
- Two Bathrooms
- Three Storey
- Close to Caversham & Reading Centres
- 130ft South West Facing Garden
- New Boiler
- 21ft Kitchen Breakfast Room
- 15ft Master Bedroom

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

Living room: 12'10" x 11'2" into bay window with feature fireplace with wood burning stove and opening to:

Dining room: 12'1" x 10'11" rear aspect, feature fireplace and French doors to the garden.

Kitchen breakfast room: 21'2" x 9'2" twin aspect with a vast range of eye and base level units, space for a range cooker and extractor hood, a Belfast sink, integrated dishwasher and space for a fridge freezer.

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

Bedroom 1: 15'1" x 13'8" into bay window, a full range of built-in wardrobes.

Bedroom 2: 12'0" x 10'11" rear aspect.

Bedroom 3: 11'7" x 9'10" rear aspect.

Bathroom: side aspect, a free standing bath, a wash basin and low level wc.

Second floor landing has doors to:

Bedroom 4: 17'11" max x 15'11" max rear aspect with Velux window.

Bathroom: rear aspect, a free standing bath, a low level wc and wash basin.

Loft area: 17'10" x 7'6" Velux window, fully boarded with new boiler.

Outside: There is a large lean to (13'1" x 6'5") which gives access to the rear garden. The rear garden is approximately 130ft and is south west facing, mainly laid to lawn, with a variety of plants, shrubs, along with raised beds for vegetables.

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