



15 Fernbrook Road, Caversham Heights, Reading, RG4 7HG
Price £1,095,000 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 attractive 4/5 bedroom extended family house, situated on a quiet and sought after road in Caversham Heights and having undergone major improvements by its current owners and set within 2/3 of an acre. Presented in excellent condition throughout, the property offers versatile living space, including a 21ft living room, a 16ft family room with French doors to the garden, a 11ft dining room, a 18ft reception room, a 15ft kitchen breakfast room with granite tops and French doors to the garden, a 17ft Study/bedroom 5 and utility & downstairs cloakroom. Further benefits include a 12ft master bedroom with walk-in wardrobe & ensuite, a family bathroom, off road parking for 4/5 cars and a large well-tended garden. Viewing recommended and NO ONWARD CHAIN.

- Versatile Living Accommodation
- 21ft Living Room
- 16ft Family Room
- 11ft Dining Room
- 15ft Kitchen Breakfast Room
- 17ft Study/Bedroom 5
- Utility & Downstairs Cloakroom
- Large Garden
- Viewing Recommended

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Front door to entrance hall, doors to:

Reception room:
18'0" x 10'11" double glazed front aspect.
Double doors to:

Family room:
16'5" x 12'10" double glazed French doors opening to the garden.

Living room: 21'0" x 10'11" double glazed twin aspect.

Dining room: 11'2" x 10'0" double glazed front aspect.

Kitchen breakfast room: 15'5" x 12'10" double glazed rear aspect with French doors opening to the garden. A modern range of eye and base level units with granite tops & glass splashback, one and a half sink and drainer, space for a range cooker and integrated dishwasher and breakfast bar.

Utility room: 7'7" x 6'11" double glazed rear aspect, a range of eye and base level units with roll edge tops and space and plumbing for additional appliances.

Cloakroom: low level wc and wash basin.

Study/bedroom 5: 17'8" x 10'5" double glazed front aspect.

First floor landing has doors to:

Master bedroom: 12'7" x 10'8" double glazed front aspect, walk-in wardrobe and fitted wardrobes, door to:

Ensuite: double glazed rear aspect, a walk-in shower cubicle, two sinks set into a vanity unit and a low level wc.

Bedroom 2: 14'1" x 9'0" double glazed front aspect.

Bedroom 3: 10'11" x 9'0" double glazed front aspect with built-in wardrobe.

Bedroom 4: 11'1" x 9'0" double glazed rear aspect.

Family bathroom: double glazed rear aspect, a panel enclosed bath with shower over, wash basin set into vanity unit and low level wc.

Outside: to the front there is a blocked paved driveway with parking for 4/5 cars and access to the front door and to the side of the property. To the rear there is a large garden that has been landscaped. Mainly laid to lawn with a variety of mature trees, plants shrubs and flowers, along with an Indian sandstone patio. Viewing highly recommended. NO ONWARD CHAIN.

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