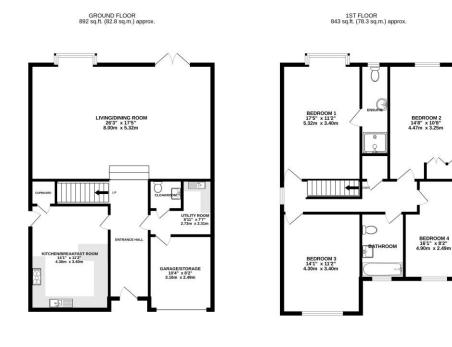
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70 Oakley Road, Caversham Heights, Reading, RG4 7RN Price £750,000 Freehold

MASONS ESTATE AGENTS

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Masons are proud to offer to the market this attractive four bedroom detached family house, located on a sought after road in Caversham Heights and presented in good condition throughout and having undergone major improvements by its current owners. The property benefits from a spacious 26ft living/dining room with extra high ceilings with doors opening to an outside entertaining area, a modern 14ft kitchen breakfast room with solid wooden tops and space for table & chairs, a downstairs cloakroom and a utility room. Further benefits include a 17ft master bedroom with ensuite with 3 further double bedrooms, a family bathroom, a private rear garden, off road parking for 2 or 3 cars and a garage. Viewing recommended.

- 28ft Living/Dining Room
- Four Double Bedrooms
- Downstairs Cloakroom, Bathroom & Ensuite
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- A Modern 14ft Kitchen Breakfast
 - Room
- Utility Room
- Off Road Parking & Garage

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Private Rear Garden

with Patio Area



Sheltered entrance porch, front door opening to the entrance hall, which has the stairs to the first floor landing and doors to:

Living/dining room: 26'3" x 17'5" double glazed rear aspect with French doors opening to the patio area.

Kitchen breakfast room:14'1" x 11'2" double glazed twin aspect, a modern range of eye and base level units with solid wooden tops and tiled surround, one and a half sink and drainer. integrated oven, 5 ring gas hob and extractor. dishwasher and fridge freezer. There is also a large storage cupboard, side access to the property and space for a table and chairs.

Cloakroom: low level wc and wash basin.

Utility room: 8'11" x 7'7" a range of base level units with sink and drainer and space and plumbing for appliances. Doors to:

Garage: 10'4" x 8'2" with up and over door.

First floor landing has doors to:

Master bedroom: 17'5" x 11'2" double glazed rear aspect, door to:

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

Bedroom 2: 14'8" x 10'8" double glazed rear aspect with built-in wardrobes.

Bedroom 3: 14'1" x 11'2" double glazed front aspect.

Bedroom 4: 16'1" x 8'2" double glazed front aspect.

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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.





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

Outside: To the front there is off road parking for 2 or 3 cars, with access to the front of the property, along with side access. The rear garden is mainly laid to lawn with the added bonus of a large raised patio for entertaining and a variety of plants and shrubs, which is all enclosed by timber fencing.