



TOTAL FLOOR AREA: 1366 sq.ft. (126.9 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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279 Hemdean Road, Caversham, Reading, RG4 7QP
 Price £515,000 Freehold

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Masons are proud to offer to the market this three bedroom semi-detached house, located on Hemdean Road in Caversham and close to Caversham & Reading centres, along with Reading mainline station. The property requires some modernisation and benefits from a spacious 27ft living/dining room into double glazed bay window, a second reception room with a recently fitted ensuite and a 10ft kitchen. Further benefits include a 15ft master bedroom with bay window, double glazing throughout, gas central heating, a family bathroom, a separate wc, off road parking and garage and good sized rear garden. NO ONWARD CHAIN.

- Three Bedroom Semi
- 27ft Living/Dining Room
- Reception Two with Ensuite
- 10ft Kitchen
- Garage & Off Road Parking
- 15ft Master Bedroom
- Garage & Off Road Parking
- NO ONWARD CHAIN

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

Living/dining room: 27'9" x 11'8" into double glazed bay window.

Reception 2: 12'7" x 11'9" double glazed rear aspect. door to:

Ensuite: shower cubicle, low level wc and wash basin.

Kitchen: 10'1" x 8'8" double glazed rear aspect, a range of eye and base level units with roll edge tops and tiled surround, one and

half sink and drainer, integrated oven, hob and extractor and space and plumbing for additional appliances.

First floor landing has doors to:

Bedroom 1: 15'0" x 10'3" into double glazed bay window, built-in wardrobes.

Bedroom 2: 12'6" x 10'2" double glazed rear aspect.

Bedroom 3: 8'11" x 7'2" double glazed front aspect.

Separate wc: double

glazed rear aspect, low level wc.

Bathroom: double glazed rear aspect, panel enclosed bath and wash basin.

Outside: to the front there is off road parking with access to the garage. To the rear there large garden which is mainly laid to lawn with a block paved patio and a variety of plants and shrubs.

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