



TOTAL FLOOR AREA : 1922 sq.ft. (178.6 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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50 Matlock Road, Caversham Heights, Reading, RG4 7BS
 Price £700,000 Freehold



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Masons are proud to offer to the market this spacious 1920`s four bedroom detached house, located on a sought after road in Caversham Heights and close to Caversham & Reading centres, along with Reading mainline station. The property benefits from a 16ft living room with bay window, a 15ft dining room with French doors to the garden, a 17ft kitchen breakfast room and a downstairs cloakroom. Further benefits include a new boiler, hardwood double glazing, a 15ft master bedroom, a family bathroom, a 23ft loft room, a large mature rear garden and off road parking and garage. Viewing recommended.

- Four Bedrooms
- Large Mature Garden
- 16ft Living Room into Bay Window
- 15ft Dining Room
- 17ft Kitchen Breakfast Room
- Downstairs Cloakroom
- 23ft Loft Room
- Garage & Off Road Parking
- Viewing Recommended

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

Living room: 16'5" x 14'10" into bay window, feature fireplace.

Dining room: 15'3" x 12'5" double doors opening to the rear garden. Serving hatch to the kitchen.

Kitchen breakfast room: 17'8" x 9'11" twin aspect, a range of eye and base level units with double sink and drainer, 5 ring gas hob, oven and extractor, space and plumbing for appliances and space for table and chairs. Door giving access to the side of the property.

Cloakroom: wash basin in vanity unit and low level wc.

First floor landing has loft access with pull down ladder to loft room and doors to:

Bedroom 1: 15'11" x 14'10" into bay window, built-in wardrobes.

Bedroom 2: 15'0" x 12'5" rear aspect, built-in wardrobe.

Bedroom 3: 13'1" x 9'11" rear aspect, built-in wardrobe with wall mounted boiler.

Bedroom 4: 13'2" x 8'6" front aspect, built-in wardrobe.

Bathroom: side aspect, a walk-in shower, a low level wc and wash basin.

Loft room: 23'7" x 17'7" Velux window, fully boarded and insulated with pull down ladder, currently used for storage and hobbies room.

Outside: To the front there is off road parking with access to the garage and front door. To the rear is a large mature garden which is mainly laid to lawn with a variety of plants, shrubs, flowers and trees. There is also a large patio area and timber shed. Viewing recommended.

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