

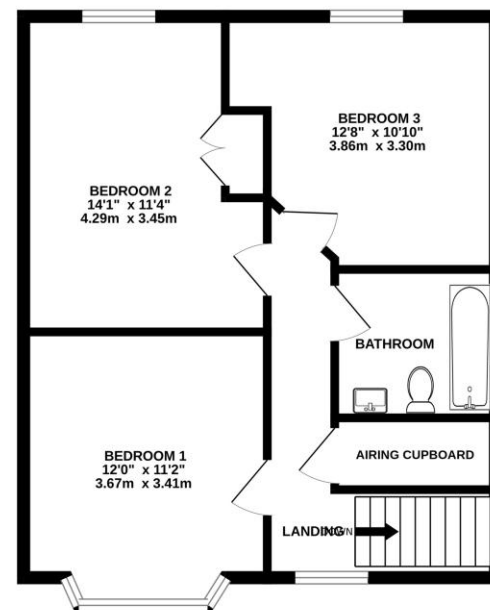
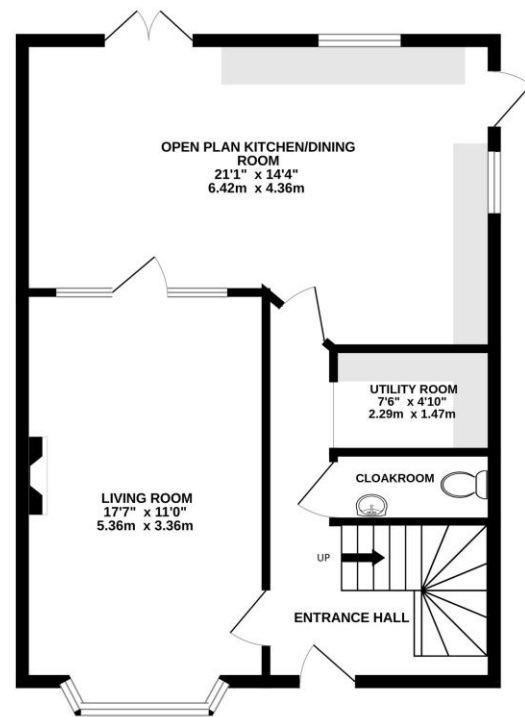


**MASONS**  
ESTATE AGENTS



GROUND FLOOR  
619 sq.ft. (57.5 sq.m.) approx.

1ST FLOOR  
546 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA : 1165 sq.ft. (108.2 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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59 Chiltern Road, Caversham, Reading, RG4 5HS  
Price £525,000 Freehold



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Masons are proud to offer to the market this two storey extended semi-detached offering three spacious double bedrooms and located close to local amenities, as well as being walking distance to Caversham & Reading centres, along with Reading mainline station. Within catchments for The Hill & Micklands Primary Schools, as well as Highdown & Chiltern Edge Secondary Schools. The property is presented in good order throughout and benefits from a 17ft living room with feature fireplace, a 21ft open plan kitchen/dining area with double doors to the garden, a downstairs cloakroom and a utility room. Further benefits include a family bathroom, a good size rear garden and off road parking. Viewing recommended.

- Two Storey Extension
- Three Spacious Double Bedrooms
- Good Size Garden
- Close to Amenities
- 21ft Open Plan Kitchen/Dining Area
- 17ft Living Room
- Downstairs Cloakroom
- Utility Room

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

Living room: 17'7" x 11'0" into double glazed bay window, feature fireplace and door to:

Open plan kitchen dining area: 21'1" x 14'4" double glazed twin aspect, range of eye and base level units, space and plumbing for appliances, space for table, chairs and sofa. French doors to the garden.

Utility room: 7'6" x 4'10" range of

eye and base level units.

Cloakroom: low level wc and wash basin.

First floor landing has doors to:

Bedroom 1: 12'0" x 11'2" into double glazed bay window.

Bedroom 2: 14'1" x 11'4" double glazed rear aspect, built-in wardrobe.

Bedroom 3: 12'8" x 10'10" double glazed rear aspect.

Family bathroom: double glazed side aspect, a panel enclosed bath with

shower over, a low level wc and wash basin.

Outside: to the front there is off road parking and access to the rear of the property. to the rear there is a good size garden which is mainly laid to lawn with a variety of plants, shrubs and trees, a large timber shed and a gazebo.

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