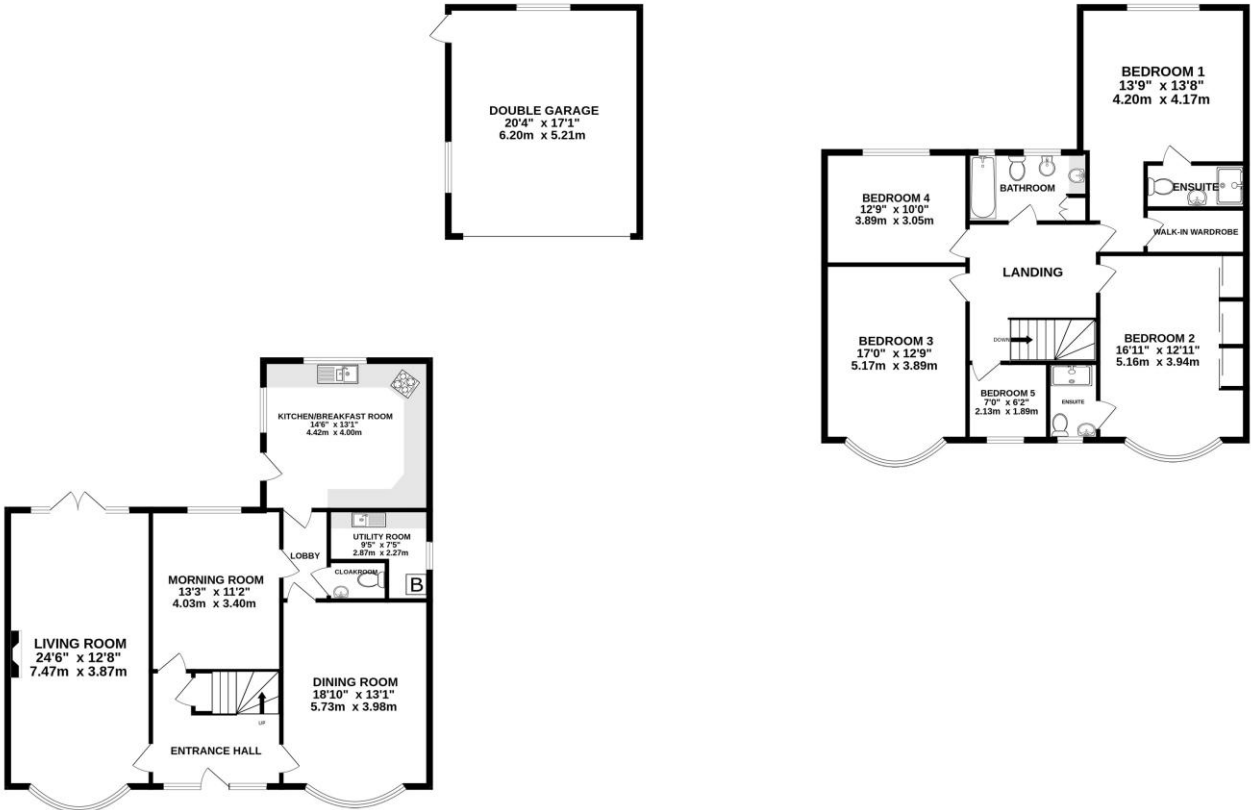




GROUND FLOOR  
1475 sq.ft. (137.0 sq.m.) approx.

1ST FLOOR  
1165 sq.ft. (108.2 sq.m.) approx.



TOTAL FLOOR AREA : 2639 sq.ft. (245.2 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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157 Upper Woodcote Road, Caversham Heights, Reading, RG4 7JR  
 Price £1,200,000 Freehold



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Masons are proud to offer to the market this extended 1920`s double bay fronted detached family home, presented for sale in immaculate condition throughout and located on a sought after residential road in Caversham Heights, while being a short distance to Caversham & Reading centres, along with Reading mainline station. The property offers versatile living accommodation with a spacious 24ft living room into bay window, an 18ft dining room into bay window, a 13ft morning room, a 14ft kitchen breakfast room, a utility room and downstairs cloakroom. The master bedroom has an ensuite & dressing room, there is also an ensuite to the 16ft bedroom 2 into bay window, a 17ft bedroom 3 into bay window, a family bathroom and a spacious landing. Further benefits include a 20ft detached double garage with electric door, off road parking for several cars and a large beautifully tended rear garden with amazing views. Viewing highly recommended.

- Five Bedroom Detached
- 1920`s Extended
- Immaculate Condition
- Major Works by Its Current Owners
- 20ft Detached Double Garage
- Large Very Well-Tended Garden
- 24ft Living Room into Bay Window
- 18ft Dining Room into Bay Window
- Master Bedroom with Ensuite & Dressing Room

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Front door to a spacious entrance hall, which has doors to:

Living room: 24'6" x 12'8" into bay window, feature fireplace and French doors opening to the rear garden.

Dining room: 18'10" x 13'1" into bay window.

Morning room: 13'3" x 11'2" rear aspect with view of the garden and door to outer lobby, which has doors to:

Kitchen breakfast room: 14'6" x 13'1" twin aspect room with doors opening to the rear garden. A vast range of eye and base level units with roll edge tops and tiled surround, one and a half sink & drainer, integrated oven, hob and extractor and space for table and chairs.

Utility room: 9'5" x 7'5" max side aspect, base level units with sink and drainer and plumbing and space for additional appliances, water softener and a wall mounted boiler.

Cloakroom: low level wc and wash basin.

There is a spacious first floor landing which has doors to:

Bedroom 1: 13'9" x 13'8" rear aspect with amazing views over the rear garden and golf course, door to:

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

Dressing room: large walk-in wardrobe with fitted shelving and hanging space.

Bedroom 2: 16'11" x 12'11" into bay window, fitted wardrobes with sliding doors and door to:

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

Bedroom 3: 17'0" x 12'9" into bay window.

Bedroom 4: 12'9" x 10'0" rear aspect with views of the rear garden and the golf

course.

Bedroom 5: 7'0" x 6'2" front aspect.

Family bathroom: rear aspect, panel enclosed bath, low level wc, bidet and wash basin.

Outside: to the front there is block paved driveway with off road parking for several cars and access to the detached double garage with electric up and over door, along with light and power. There is beautiful mature and very well-tended garden which backs onto a golf course and offers a vast selection of plants, shrubs, flowers and trees. The garden is mainly laid to lawn with a patio at the rear of the house with an electric awning to offer shade in the sunny months. The garden is certainly one of the main features of the property and a viewing is highly recommended.

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