



TOTAL FLOOR AREA: 864 sq.ft. (80.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Metropix ©2025



call us now on 0118 946 1140 masonsestateagents.com



6 Lymington Gate, Caversham Heights, Reading, RG4 7JT
Price £485,000 Freehold

10 Bridge Street, Caversham, Reading RG4 8AA t 0118 946 1140 e sales@masonsestateagents.com



6 Lymington Gate, Caversham Heights, Reading, RG4 7JT
 Price £485,000 Freehold

Masons are proud to offer to the market this well presented, bay fronted, two bedroom detached bungalow situated on a desirable private road in Caversham Heights, close to Caversham an Reading centres along with with Reading mainline station. The property has undergone recent improvements by the current owner which include a new kitchen, a new shower room, a new boiler and radiators plus a complete redecoration throughout. The spacious accommodation comprises of a 21ft living/dining room, a 10ft modern kitchen, a 16ft bay fronted master bedroom with built in wardrobes, a 9ft second bedroom and a modern shower room. Further benefits include a 17ft garage with electric up and over door, a well maintained and mature garden, driveway parking and UPVC double glazing. VIEWING RECOMMENDED.

- | | | |
|-------------------------------------|--|---|
| • 2 bedrooms | • Undergone recent improvements | • 16ft bay fronted master bedroom |
| • Detached bungalow | • 21ft living/dining room | • Driveway parking and a 17ft garage |
| • Private road in Caversham Heights | • 10ft modern kitchen & 9ft second bedroom | • UPVC double glazing and gas central heating |

call us now on 0118 946 1140 masonsestateagents.com



Front door opens into the hallway which boasts a large storage cupboard and doors to...

Living/Dining Room:
 21'2" x 10'11"
 Double glazed with a rear aspect and patio doors leading onto the garden.

Kitchen:
 10'10" x 7'10"
 Double glazed with a side aspect, fitted with a range of eye and base level units with roll edge tops and tiled surround, 1.5 sink with drainer, oven, hob with extractor above and space for further appliances.

Master bedroom:
 16'2" into bay x 10'11"
 Double glazed bay fronted with a front aspect and built in wardrobes.

Bedroom 2:
 9'11" x 9'11"
 Double glazed with a front aspect.

Shower Room:
 Double glazed with a side aspect, fitted with a shower, low level WC and hand wash basin.

Outside:
 To the rear the property boasts a well maintained garden which is mainly laid to lawn but boasts a large patio area, mature shrubs and bushes and access to the garage, all of which is enclosed by timber fencing. To the front the property boasts a driveway, a small front garden which is laid with shingle and access to the front door of the property and garage door.

Garage:
 17'6" x 8'11"
 Fitted with an electric up and over door and a door which access the rear garden.



10 Bridge Street, Caversham, Reading RG4 8AA t 0118 946 1140 e sales@masonsestateagents.com

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.