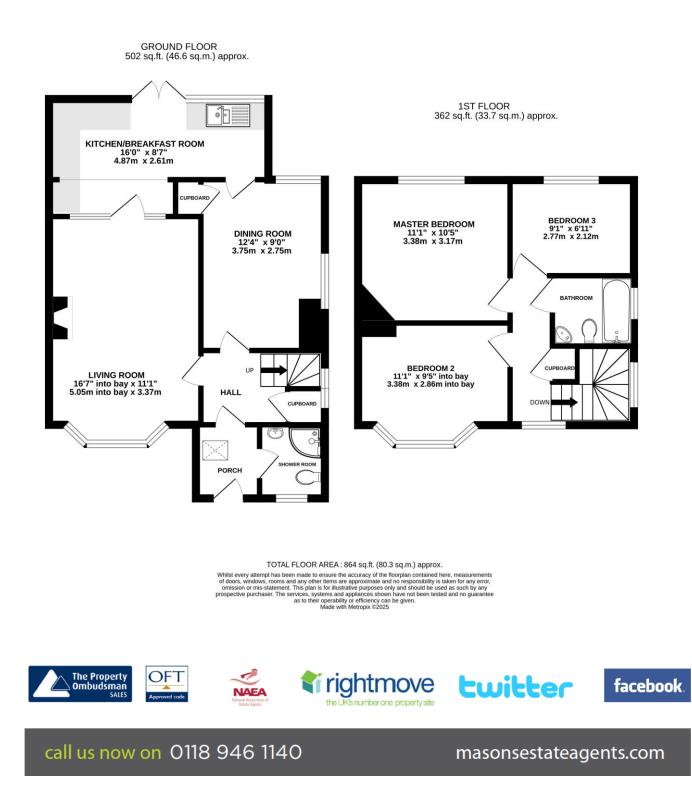
## ... move with ease





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

## MASONS **ESTATE AGENTS**

## 8 Pembroke Place, Caversham, Reading, RG4 5HU Price £485,000 Freehold



8 Pembroke Place, Caversham, Reading, RG4 5HU Price £485,000 Freehold

Masons are proud to offer to the market this immaculately presented and extended 1930's bay fronted semi-detached family home situated in a quiet cul de sac off of a popular residential road in Caversham; close to Caversham and Reading centres along with Reading mainline station. The spacious accommodation comprises of a 16ft bay fronted living room with wood-burning stove, a 12ft dining room, a 16ft kitchen/breakfast room, a modern downstairs shower room and porch with vaulted ceilings, an 11ft master bedroom, a further 11ft bay fronted second bedroom, a 9ft third bedroom and modern family bathroom. Further benefits include driveway parking, gas central heating & UPVC double glazing, a fully enclosed rear garden. new gutters and fascias. VIEWING RECOMMENED.

- Undergone recent improvements
- Extended accommodation
- 1930`s bay fronted
- Situated in a quiet cul de sac
- 16ft bay fronted living room
- 16ft kitchen/breakfast room
- 1 bathroom & 1 shower room
- 12ft dining room
- 2 11ft double bedrooms and a third single

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Front door opens into the porch which boasts a Velux window and doors to...

Double glazed with a front

aspect, fitted with a corner

shower, low level WC and

Double glazed with a side

aspect, under-stairs storage

cupboard, stairs to the first

Double glazed bay fronted,

wood-burning stove and

Kitchen/breakfast room:

Double glazed with a rear

aspect, fitted with a range

of eye and base level units

with roll edge tops and

tiled surround, oven and

hob with extractor above,

floor and doors to...

16'7" into bay x 11'1"

Living Room:

door to...

16' x 8'7"

Shower Room:

hand wash basin.

Hall:

1.5 sink with drainer, space for further appliances.

Dining Room: 12'4" x 9' Double glazed with a dual aspect, doors to hall and kitchen/breakfast room.

The stairs from the ground floor lead to the first floor landing which is double glazed with a front aspect, has a built in storage cupboard and doors to...

Bedroom 2: 11'1" x 9'5" into bay Double glazed bay fronted with a front aspect.

Master bedroom: 11'1" x 10'5" Double glazed with a rear aspect.

Bedroom 3: 9'1" x 6'11" Double glazed with a rear aspect.

Bathroom:

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.

Double glazed with a side aspect, fitted with a panel enclosed bath with overhead shower, low level WC and hand wash basin.

Outside:

To the rear the garden is mainly laid to lawn but boasts a patio area, a timber shed, mature trees and bushes and gated access to the side which leads to the front of the property. At the front, the driveway is laid with shingle.

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