



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 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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8 Pembroke Place, Caversham, Reading, RG4 5HU

Price £485,000 Freehold

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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...

Shower Room:

Double glazed with a front aspect, fitted with a corner shower, low level WC and hand wash basin.

Hall:

Double glazed with a side aspect, under-stairs storage cupboard, stairs to the first floor and doors to...

Living Room:
16'7" into bay x 11'1"
Double glazed bay fronted, wood-burning stove and door to...

Kitchen/breakfast room:
16' x 8'7"
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,

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:

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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