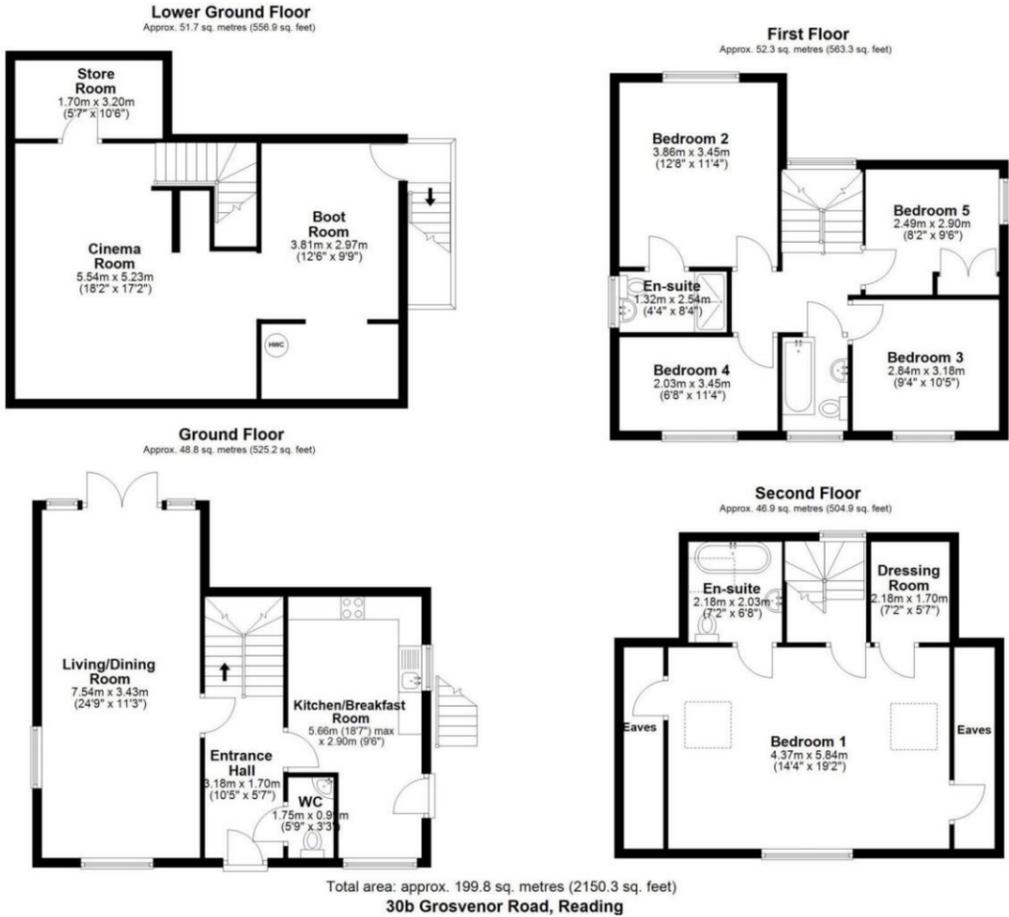




30b Grosvenor Road, Caversham, Reading, RG4 5EN  
Guide Price £895,000 Freehold



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Masons are proud to offer to the market this attractive architect designed house, well appointed & built over four floors while offering five bedrooms and versatile living accommodation. Situated in Caversham on a sought after private tree lined road and within walking distance to Caversham & Reading centres, along with Reading mainline station. The property is immaculately presented and benefits from a 24ft living/dining room, an 18ft cinema/reception room, an 18ft kitchen breakfast room, 12ft boot room & store room. Further benefits include under floor heating throughout, a 19ft master bedroom with dressing room & ensuite, four further bedrooms one with an ensuite and a family bathroom, off road parking and a well-tended rear garden. **NO ONWARD CHAIN.**

- Five Bedrooms with Annex Potential
- 24ft Living/Dining Room
- 18ft Cinema Room/Reception Two
- 12ft Boot Room
- 18ft Kitchen/Breakfast Room
- 19ft Master Bedroom with Dressing Room & Ensuite
- 12ft Bedroom 2 with Ensuite
- Off Road Parking
- Good Size & Well-Tended Garden

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Front door to entrance hall, which has the stairs to first floor & lower ground floor and doors to:

Living/dining room: 24'9" x 11'3" double glazed twin aspect, open fireplace & French doors to the garden.

Kitchen breakfast room: 18'7" x 9'6" double glazed twin aspect, a range of eye & base level units, oven, hob & extractor, space & plumbing for appliances, space for table and chairs. Door to the side of the property.

Cloakroom: low level wc and wash basin.

Lower ground floor, which has stairs to the first floor and to the side of the property.

Cinema/reception room: 18'2" x 17'2" spacious room which opens to:

Boot room: 12'6" x 9'9" this also gives access to the plant room.

Store room: 10'6" x 5'7".

First floor has the stairs to the second floor and doors to:

Bedroom 2: 12'8" x 11'4" double glazed rear aspect. Door to:

Ensuite: double glazed side aspect, wet room with shower, low level wc and wash basin.

Bedroom 3: 10'5" x 9'4" double glazed front aspect.

Bedroom 4: 11'4" x 6'8" double glazed front aspect.

Bedroom 5: 9'6" x 8'2" double glazed side aspect.

Family bathroom: double glazed front aspect, a panel enclosed bath, low level wc and wash basin.

Second floor has doors to:

Master bedroom: 19'2" x 14'4" double glazed front aspect with additional Velux windows. Doors to:

Ensuite: enclosed bath, low level wc and wash basin.

Walk-in wardrobe: 7'2" x 5'7".

Outside: To the front there is off road parking for several cars with access to the rear of the property. To the rear there is a well-tended garden which is mainly laid to lawn, along with a patio and a large shingled area. There is a variety of plants, shrubs and trees that are all enclosed by brick wall & timber fencing.

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