

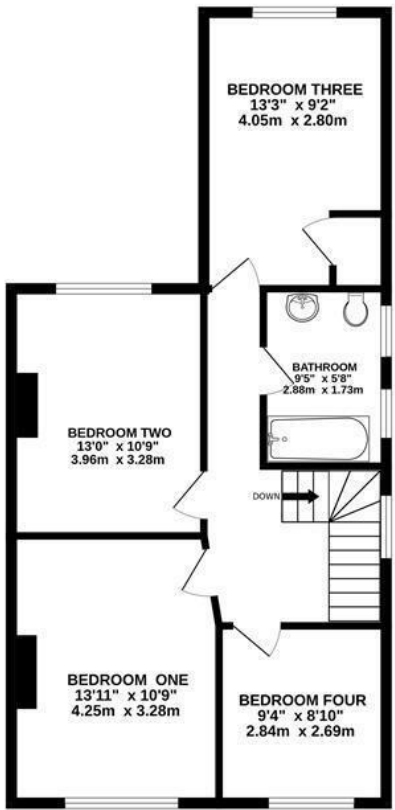
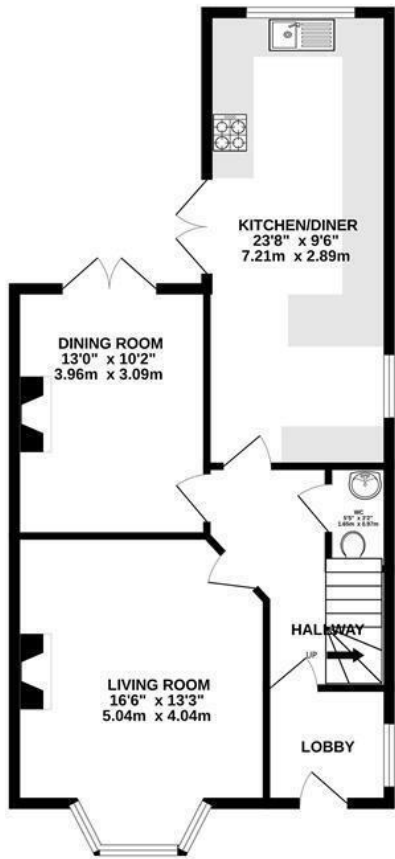


**MASONS**  
ESTATE AGENTS



GROUND FLOOR  
674 sq.ft. (62.6 sq.m.) approx.

1ST FLOOR  
665 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA: 1339 sq.ft. (124.4 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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13 Oakley Road, Caversham Heights, Reading, RG4 7RL  
Price £750,000 Freehold



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## Full Description

Masons are proud to offer to the market this attractive period four bedroom spacious semi-detached property, located on a sought after road in Caversham Heights and within walking distance to Caversham & Reading centres, along with Reading mainline station. The property benefits from a 16ft living room into a bay window, 13ft dining room with French doors opening to the garden, a 23ft kitchen breakfast room and a downstairs cloakroom. Further benefits include three 13ft double bedrooms, a 9ft fourth bedroom, a family bathroom, a large rear garden and off road parking. Viewing recommended.

- Spacious Four Bedroom Semi-Detached
- 16ft Living Room
- 13ft Dining Room
- 23ft Kitchen Breakfast Room
- Downstairs Cloakroom
- Large Rear Garden
- Potential to Extend (STLP)
- Off Road Parking
- Viewing Recommended

Front door to opens to lobby, which has a door opening to the entrance hall, which has stairs to the first floor landing and doors to:

Living room: 16'6" x 13'3" into double glazed bay window, stripped flooring and feature fireplace.

Dining room: 13'0" x 10'2" Stripped flooring, feature fireplace and French doors to the garden.

Kitchen breakfast room: 23'8" x 9'6" triple aspect, a range of eye and base level units with stone worktops ,with space

for Rangemaster and additional space and plumbing for appliances, a breakfast bar and access to the rear garden.

Cloakroom: low level wc and wash basin.

First floor landing has doors to:

Bedroom 1: 13'11" x 10'9" front aspect, stripped flooring and feature fireplace.

Bedroom 2: 13'0" x 10'9" rear aspect, stripped flooring.

Bedroom 3: 13'3" x 9'2" rear aspect, airing cupboard.

Bedroom 4: 9'4" x 8'10" front aspect, stripped flooring.

Family bathroom: side aspect, a panel enclosed bath with shower over, a low level wc and wash basin.

Outside: To the front there is off road parking and a path leading to the front door and to the side of the property. To the rear there is a large garden of approximately 70ft complete with a patio and a large lawn area, with a variety of plants, shrubs, trees and flowers. Viewing recommended.

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