



2 Valley Close, Caversham, Reading, RG4 7QR
Price £695,000 Freehold



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



Masons are proud to offer to the market this vastly extended four bedroom semi-detached family house, tucked away in a quiet cul-de-sac location in Caversham and within walking distance to Caversham & Reading centres, along with Reading mainline station. Having undergone major improvements by its current owners, including a two storey extension offering versatile living accommodation, a new kitchen, boiler, under floor heating, ensuite, downstairs shower room and much more. Further benefits include a 15ft sitting room, a 23ft bright & airy open plan kitchen/dining/living area with bi-folding doors opening to the garden, a 14ft reception 2/playroom, a master bedroom with ensuite, three further bedrooms, off road parking & garage with electric roller door. Viewing recommended.

- 23ft Open Plan Kitchen/Dining/Living Area
- 15ft Sitting Room
- 14ft Reception 2/Playroom
- Downstairs Shower Room
- Utility room
- Master Bedroom with Ensuite
- Large Two Storey Extension
- Major Works Carried Out
- Viewing Recommended

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

Sitting room: 15'0" x 11'9" into double glazed bay window, feature fireplace.

Open plan kitchen/dining/living area: 23'11" x 17'0" bright & airy space with a newly fitted range of eye and base level units with quartz tops, one & half sink & drainer, integrated appliances, a large island with quartz tops and 5 ring gas hob. Includes under floor heating, oak flooring, space for a table & chairs, along with a sofa and bi-folding doors opening to the rear garden

Reception 2/Playroom: 14'8" x 9'7" under floor heating, oak flooring and bi-folding doors to the garden.

Downstairs shower room: double glazed side aspect, a walk-in shower cubicle, wash basin & low level wc.

Utility room: double glazed side aspect, base level unit with sink & drainer, wall mounted boiler and storage cupboard and door to:

Garage: 12'3" x 7'1" power & light with electric roller door.

First floor landing has doors to:

Bedroom 1: 10'11" x 9'2" double glazed rear aspect, built-in cupboard, door to:

Ensuite: double glazed front aspect, walk-in shower cubicle, low wc & wash basin.

Bedroom 2: 15'0" x 11'9" into double glazed bay window.

Bedroom 3: 12'6" x 10'2" double glazed rear aspect, built-in wardrobe.

Bedroom 4: 9'9" x 7'1" double glazed front aspect.

Family bathroom: double glazed rear aspect, a panel enclosed bath with shower over, low level wc & wash basin.

Outside: To the front there is off road parking and access to the front door and garage. To the rear there is a well-tended garden, which is mainly laid to lawn with a patio area, that is all enclosed by hedging and wooden fencing.

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