



TOTAL FLOOR AREA : 2197 sq.ft. (204.1 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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5 St Anne's Road, Caversham, Reading, RG4 7PA
Price £839,000 Freehold

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Masons are proud to offer the market this attractive five bedroom Edwardian bay fronted semi detached, located in Caversham and short walk to Caversham centre, as well as Reading centre and mainline station. The property is presented in good condition throughout and benefits from a 16ft living room into bay window, 12ft reception 2, a utility room, a downstairs cloakroom and a large 15ft kitchen breakfast room with French doors to the garden. Further benefits include a 16ft master bedroom into bay window with an ensuite, a family bathroom, three further large double rooms and a single, a private rear garden and off road parking. Viewing recommended.

- Five Bedroom Semi Detached
- Edwardian Double Bay Fronted
- Three Storey
- 16ft Living Room
- 15ft Kitchen Breakfast Room
- 16ft Master Bedroom & Ensuite
- Private Rear Garden
- Close To Caversham & Reading Centres
- Off Road Parking

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

Living room: 16'1" x 12'1" into double glazed bay window.

Reception 2/Playroom: 12'4" x 9'5" double glazed side aspect.

Kitchen breakfast room: 15'10" x 15'5" double glazed rear aspect, a modern range of eye and base level units, a sink and drainer, integrated dishwasher & fridge freezer, a range cooker & space for table and chairs. French doors to the garden.

Utility room: 9'5" x 7'4" range of eye and base level units with space & plumbing for appliances.

Door to the side of the property.

Cloakroom: wc and wash basin.

First floor landing has the stairs to the first floor and doors to:

Bedroom 1: 16'1" x 15'10" into bay window. Door to:

Ensuite: shower cubicle, low level wc & wash basin.

Bedroom 2: 15'10" x 12'8" double glazed rear aspect, built-in wardrobe.

Bedroom 3: 12'4" 9'5" double glazed side.

Family bathroom: double glazed side aspect, bath, shower cubicle, wash basin and low level wc. Second floor landing has a

spacious landing area and doors to storage cupboard and eaves storage and doors to:

Bedroom 4: 15'10 x 14'2" double glazed side aspect, Velux window and eaves storage.

Bedroom 5: 15'10" x 12'6" double glazed rear aspect and eaves storage.

Outside: To the front there is off road parking and access to the side of the property. To the rear there is a good size garden that is mainly laid to lawn, with a variety of plants, shrubs, flowers & trees and a shingled seating area. Complete with a brick built outhouse.

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