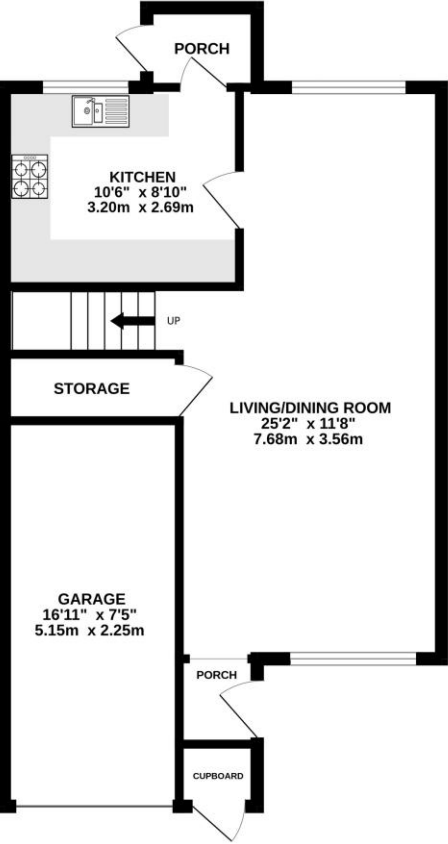
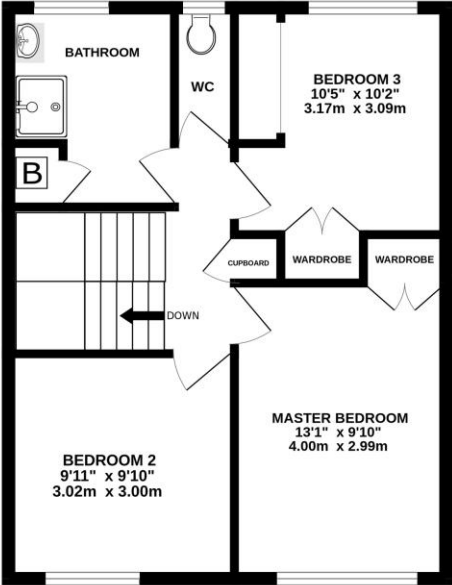




GROUND FLOOR
572 sq.ft. (53.1 sq.m.) approx.



1ST FLOOR
483 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA : 1054 sq.ft. (97.9 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 Eynsford Close, Caversham Park, Reading, RG4 6QX
Price £430,000 Freehold

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



Masons are proud to offer to the market this well presented three bedroom semi-detached house. It is situated on a sought after cul de sac in Caversham Park, close to Emmer Green shopping centre and children`s playground, Clayfield Copse and a short bus ride to Caversham centre and Reading mainline station. It is also located within catchment area for an excellent range of schools for all age groups.

The property benefits from a 25ft living/dining room, a 10ft kitchen, a back porch (with potential for a utility room) and three good size bedrooms, including a 13ft master bedroom. Further benefits include new bathroom fitted, new separate wc, water softener, new flooring downstairs & bathroom & wc, partially redecorated, spacious off road parking, a 16ft garage, a front & back garden. NO ONWARD CHAIN. Viewing recommended.

- Three Bedroom Semi-Detached
- 25ft Living/Dining Room
- 10ft Kitchen
- 13ft Master Bedroom with Built-in Cupboard
- Bathroom
- Off Road Parking
- 16ft Garage
- Front & Back Garden
- NO ONWARD CHAIN

Front door to porch which has a door opening to:

Living/dining room: 25'2" x 11'8" double glazed twin aspect, stairs to the first floor and door to:

Kitchen: 10'6" x 8'10" double glazed rear aspect, a range of eye and base level units with roll edge tops and tiled surround, one & half sink & drainer, space for an oven, with space and plumbing for additional appliances. Door to a back porch, which has a door to the garden.

First floor landing has doors to:
Master bedroom: 13'1" x 9'10" double glazed front aspect, built-in wardrobe.

Bedroom 2: 9'11" x 9'10" double glazed front aspect.

Bedroom 3: 10'5" x 10'2" double glazed rear aspect, built-in wardrobe.

Bathroom: double glazed rear aspect, a newly fitted suite comprising of a shower

cubicle, wash basin set into vanity unit and cupboard housing boiler.

Outside: To the front there is off road off parking and access to the garage with up and over door, along with side access to the property. To the rear there is tiered garden and patio area which is all enclosed by timber fencing.

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Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given.