

TOTAL FLOOR AREA: 805 sq.ft. (74.8 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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34 St Johns Road, Caversham, Reading, RG4 5AL

Price £0 Freehold

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

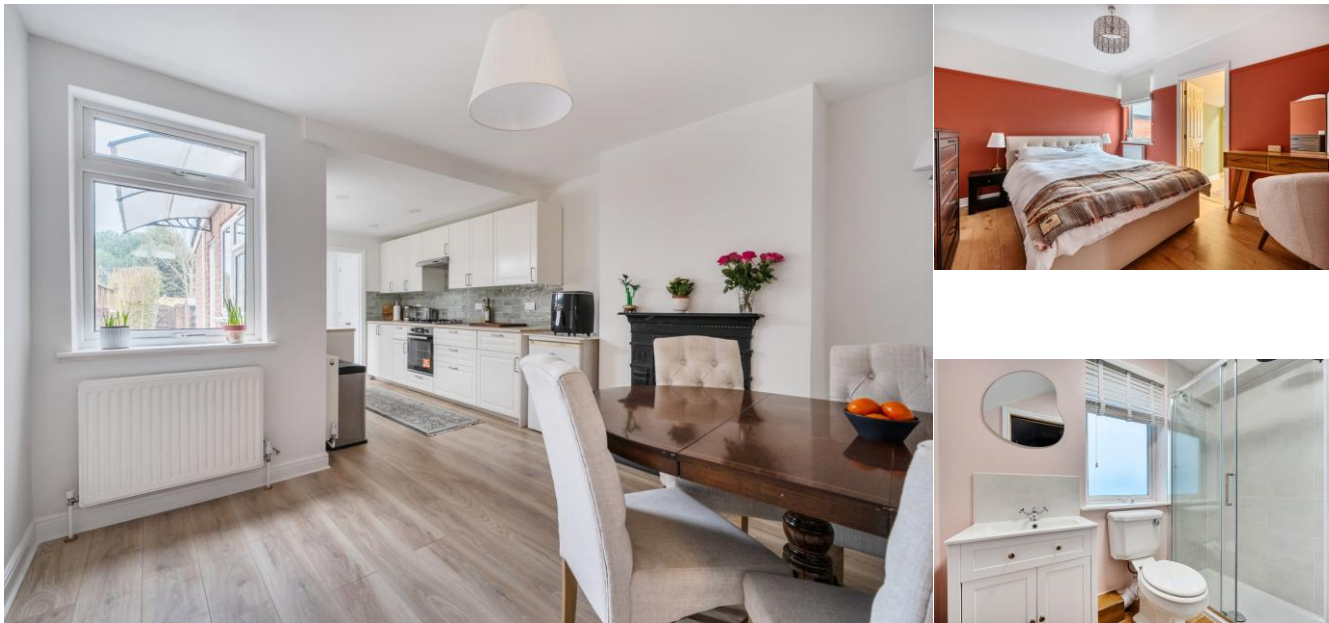


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Masons are proud to offer to the market this 2/3 bedroom bay fronted Victorian terrace house, situated in Caversham and within a short walk to Caversham & reading centres, along with Reading mainline station. The property is presented for sale in excellent condition throughout and has undergone recent improvements by the current owners including a reconfigured layout, improved downstairs shower room and new first floor shower room, along with a new modern kitchen and a new boiler, to name but a few. The accommodation comprises of a 12ft bay fronted living room, a 20ft open plan kitchen/dining room, a modern family shower room, a 12ft master bedroom, a 12ft second bedroom, an 8ft dressing room/office/third bedroom and a modern first floor shower room. Further benefits include gas central heating, UPVC double glazing and a well maintained rear garden. VIEWING RECOMMENDED.

- Immaculate condition
- Undergone recent improvements
- Victorian bay fronted
- 12ft living room
- 20ft open plan kitchen/dining room
- 2 shower rooms
- 12ft master bedroom
- 12ft second bedroom
- UPVC double glazing and gas central heating

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- Front door opens into: aspect, fitted with a panel enclosed shower low level WC and hand wash basin.
- Living Room: 12'8" x 12'3" Bay fronted, double glazed with stairs leading to the first floor landing and a door to...
- Kitchen/Dining Room: 20'3" x 12'4" Double glazed with a side and rear aspect, chimney breast, under stairs storage cupboard, fitted with a range of eye and base level modern units with tiled surround, sink with drainer, oven and gas hob with extractor above as well as space for further appliances.
- A door from the kitchen leads to a hallway which boasts a storage/utility cupboard, a door to the garden and a door to...
- Shower Room: Double glazed with a rear aspect, fitted with a panel enclosed shower low level WC and hand wash basin.
- The first floor landing boasts doors to...
- Bedroom 2: 12'3" x 10' Double glazed with a twin front aspect.
- Master Bedroom: 12'3" x 10'8" Double glazed with a rear aspect, chimney breast, storage cupboard and a door to...
- Bedroom 3/Dressing Room/Office: 8' x 7'8" Built in airing cupboard and a door to the en-suite.
- En-suite: Double glazed with a rear aspect, built in storage cupboard, panel enclosed shower, low level WC and hand wash basin.
- Outside: To the rear the property is mainly laid to lawn but boasts a large block paved patio area and two storage sheds, all of which is enclosed by either timber fencing with gated access at the rear or a mature hedge. To the front the property boasts a small patio leading to the front door which is enclosed by a brick wall.

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