



**Approximate Gross Internal Area 1466 sq ft - 136 sq m  
(Including Garage)**  
 Ground Floor Area 956 sq ft – 89 sq m  
 First Floor Area 510 sq ft – 47 sq m



3 Greystoke Road, Caversham, Reading, RG4 5EL  
 Price £650,000 Freehold



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Masons are proud to offer to the market this extended three bedroom semi-detached, situated in a tucked away location off of a tree lined private residential road, while being within walking distance of Caversham & Reading centres. The property is presented in good order throughout and has undergone improvements by its current owners, including an extension and a recently fitted 15ft kitchen breakfast room with quartz tops. Further benefits include a 22ft living room, a 15ft dining room, a downstairs cloakroom, a 14ft master bedroom, family bathroom, a well-tended mature garden and off road parking & garage. Viewing recommended.

- Extended 3 Bedroom Semi-Detached
- Quiet & Sought After Residential Road
- Walking Distance to Caversham & Reading Centres
- Mature Garden
- 22ft Living Room
- 15ft Dining Room
- 15ft Modern Kitchen Breakfast Room
- 14ft Master Bedroom
- Off Road Parking & Garage

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

Living room: 22'10" x 11'4" double glazed rear aspect with French doors to the garden and doors opening to:

Dining room: 15'1" x 13'1" into double glazed bay window.

Kitchen breakfast room: 15'9" x 14'11" double glazed rear aspect, a modern range of eye and base level units with quartz tops, one & half sink & drainer, integrated

dishwasher and space and plumbing for additional appliances. Door to the garden.

Downstairs shower room: shower cubicle, low level wc and wash basin.

First floor landing has doors to:

Bedroom 1: 14'9" x 10'8" into double bay window, built-in wardrobes.

Bedroom 2: 13'5" x 11'4" double rear aspect.

Bedroom 3: 8'10" x 8'2" double glazed front aspect.

Family bathroom: double

glazed rear aspect, a panel enclosed bath with shower over, a low level wc and wash basin.

Outside: To the front there is a garden area and off road parking with access to the garage and a path leading to the front door. To the rear there is a well-tended mature garden that is laid to lawn and includes a collection of plants, shrubs, trees and flowers. Viewing recommended.

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