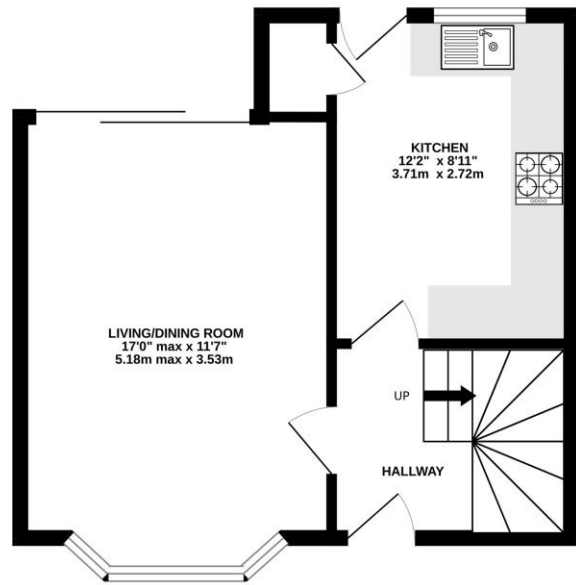
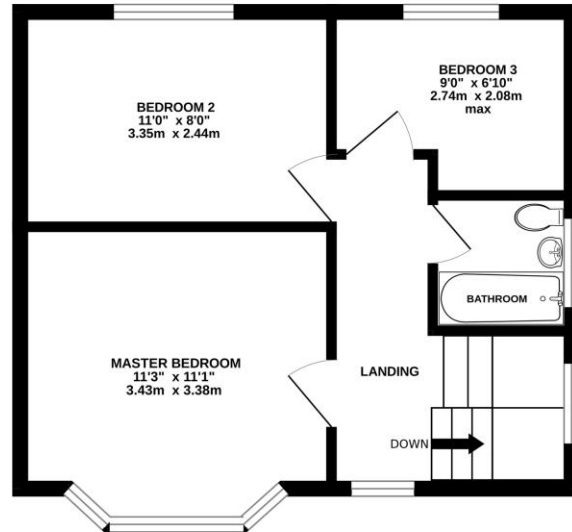




GROUND FLOOR  
389 sq.ft. (36.1 sq.m.) approx.



1ST FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 800 sq.ft. (74.3 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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16 Cawsam Gardens, Caversham, Reading, RG4 5JE  
Price £450,000 Freehold

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16 Cawsam Gardens, Caversham, Reading, Berkshire, RG4 5JE  
Price £450,000 Freehold

Masons are proud to offer to the market and IN A CLOSED CHAIN this well presented 1930's bay fronted semi-detached family home, situated in a quiet cul-de-sac off of a popular residential road in Caversham close to Caversham and Reading centres, along with Reading mainline station. The accommodation comprises of a 17ft bay fronted living/dining room, a 12ft modern kitchen, an 11ft bay fronted master bedroom, an 11ft second bedroom, a 9ft third bedroom and a modern family bathroom. Further benefits include driveway parking for two vehicles and an electric charging point, scope for extension subject to the necessary planning consents, gas central heating and UPVC double glazing. VIEWING RECOMMENDED.

- IN A CLOSED CHAIN
- 1930's bay fronted
- Semi-detached
- Driveway parking
- 17ft bay fronted living/dining room
- 12ft modern kitchen
- 3 bedrooms
- Close to Caversham & Reading centres

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Front door opens into the entrance hall which boasts stairs to the first floor landing and doors to...

Living/Dining Room:  
17' max x 11'7"  
Bay fronted, double glazed with a dual aspect and sliding doors onto the garden.

Kitchen:  
12'2" x 8'11"  
Double glazed with a rear aspect, fitted with a range of eye and base level shaker-style units with roll edge tops, integrated gas hob and oven with extractor above, space for further appliances and a door to the garden.

Master Bedroom:  
11'3" x 11'1"  
Double glazed, bay fronted.

Bedroom 2:  
11' x 8'  
Double glazed with a rear aspect.

Bedroom 3:  
9' x 6'10"  
Double glazed with a rear aspect.

Bathroom:  
Double glazed with a side aspect, fitted with a panel enclosed bath with overhead shower, low level WC and hand wash basin.

Outside:

To the rear the property boasts a well maintained garden which is mainly laid to lawn but boasts a large patio area along with mature trees, shrubs, bushes and gated access to the side. To the front the property boasts driveway parking for two vehicles.

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