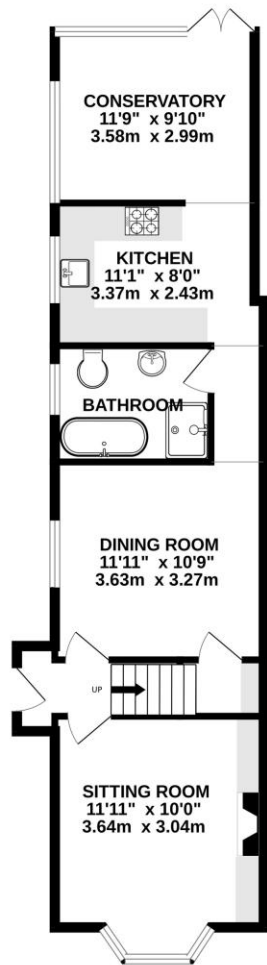
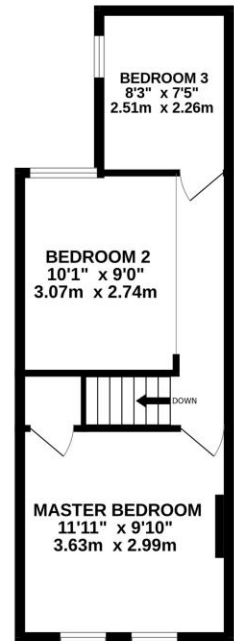




GROUND FLOOR
617 sq.ft. (57.3 sq.m.) approx.



1ST FLOOR
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 1000 sq.ft. (92.9 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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45 Briants Avenue, Caversham, Reading, RG4 5AS
Price £440,000 Freehold

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Masons are proud to offer to the market this attractive three bedroom Victorian semi-detached, presented in excellent condition throughout and located in Caversham and close to Caversham and Reading centres, along with Reading mainline station. The property benefits from an 11ft sitting room with feature fireplace and double glazed bay window, an 11ft dining room, an 11ft modern kitchen, an 11ft conservatory with French doors to the garden. Further benefits include a four piece family bathroom, an 11ft master bedroom, a large private rear garden and off road parking at the front of the property. Viewing highly recommended.

- Three Bedroom Victorian Semi-Detached
- Off Road Parking
- 11ft Sitting Room into Double Glazed
- 11ft Dining Room
- 11ft Conservatory with French Doors to Garden
- Four Piece Family Bathroom
- Private Rear Garden with side Access
- 11ft Master Bedroom
- Viewing Recommend

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

Sitting room: 11'11" x 10'0" into double glazed bay window, feature fireplace.

Dining room: 11'11" 10'9" double glazed side aspect, cupboard under the stairs.

Kitchen: 11'1" x 8'0" double glazed side aspect, a range of eye and base level units with quartz tops, integrated oven, hob and extractor and space and plumbing for additional appliances.

Conservatory: 11'9" x 9'10" French doors opening to the garden.

Family bathroom: double glazed side aspect, a freestanding bath, a separate shower cubicle, wash basin and low level wc.

First floor landing has doors to:

Bedroom 1: 11'11" x 9'10" double glazed front aspect, built-in cupboard.

Bedroom 2: 10'1" x 9'10" double glazed rear aspect.

Bedroom 3: 8'3" x 7'5" double glazed side double aspect.

Outside: to the front there is off parking for one car and access to the front door and to the side of the property. To the rear there is a good size garden, mainly laid to lawn with a patio and a variety of plants and shrubs.

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