



TOTAL FLOOR AREA - 681 sq.ft. (63.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans 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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29 Hemdean Hill, Caversham, Reading, RG4 7SB  
Price £275,000 one bedroom with share of freehold (2 flats only)

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29 Hemdean Hill, Caversham, Reading, RG4 7SB  
 Price £275,000 Share of Freehold

Masons are proud to offer to the market this attractive and spacious Victorian one bedroom maisonette, located on a sought after road in Caversham and within a short walk of Caversham centre, along with Reading town centre and mainline station. (The property comes with a share of the freehold)The property is well presented and benefits from a 15ft living/dining room with bay window and feature fireplace, a 13ft kitchen breakfast room, an 11ft bedroom and re-fitted bathroom suite. Further benefits include a well-tended rear garden and a storage shed. Viewing recommended.

- Maisonette in Great Location
- Attractive Period One Bedroom
- 15ft Living/Dining Room into Bay
- SHARE OF FREEHOLD
- 11ft Bedroom with Built-in Wardrobe
- 13ft Kitchen Breakfast Room
- A short Walk of Caversham Centre
- Garden with Storage Shed
- Gas Central Heating Room

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Front door to entrance hall, which has doors to:

Bedroom: 11'2" x 9'2" double glazed side aspect and built-in wardrobe.

Living/dining room: 15'0" x 13'6" into double glazed, high ceiling s and feature fireplace.

Bathroom: double glazed side aspect, a panel enclosed bath with shower over, a low level wc and wash basin.

Study/office: area ideal for desk and chair.

There are additional storage cupboards with the property.

Kitchen breakfast room: 13'6" x 8'3" double glazed side aspect, a range of eye and base level units with roll edge tops and tiled surround, space and plumbing for appliances and for a table and chairs.

Outside: To the rear there is a well-tended garden, that is mainly laid to lawn with a variety of plants and shrubs and large timber storage shed. Viewing recommended.

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