



TOTAL FLOOR AREA : 1484 sq.ft. (137.9 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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48 Buxton Avenue, Caversham Heights, Reading, RG4 7BU
Price £740,000 Freehold



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Full Description

Masons are proud to offer to the market this attractive and extended four bedroom semi-detached, located on a sought after road in Caversham Heights and close to Caversham & Reading centres, along with Reading mainline station. The property is presented in good order throughout and benefits from an open plan 18ft kitchen breakfast room, a 13ft dining room, a 12ft living room into bay window with working fireplace and a downstairs cloakroom and utility space. Further benefits include a loft conversion offering a 12ft master bedroom with ensuite and built-in wardrobes, a three further good size bedrooms, a family bathroom, a large rear garden and off road parking and garage/storage. Viewing recommended.

- Extended Four Bedroom Semi-Detached
- 18ft Kitchen Breakfast Room
- 13ft Dining Room
- 12ft Living Room into Bay Window
- Downstairs Cloakroom
- Loft Conversion with Ensuite
- Large Rear Garden
- Off Road Parking

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

Living room: 12'7" x 11'11" into double glazed bay window, feature fireplace.

Dining room: 13'12 x 11'11" opening to:

Kitchen breakfast room: 18'42 x 12'4" double glazed rear aspect with Double doors opening to the garden. A range of eye and base level units with solid wooden tops and breakfast bar, integrated oven, hob and extractor and dishwasher.

Cloakroom: a low level wc, wash basin and base level unit with plumbing for appliances.

First floor landing has the stairs to the second floor and doors to:

Bedroom 2: 14'1" x 11'2" into double glazed bay window, built-in wardrobes.

Bedroom 3: 12'0" x 9'8" double glazed rear aspect with built-in cupboard.

Bedroom 4: 9'10" x 7'9" double glazed rear aspect.

Family bathroom: double glazed front aspect, a panel enclosed bath with shower over, a low level wc and wash basin.

Second floor landing has door to:

Master bedroom: 12'2" x 10'10"

Velux window and built-in wardrobes and cupboards and door to:

Ensuite: Velux window, shower cubicle, a low level wc and wash basin.

Outside: To the front there is off road parking and a path to the front door and access to the garage. To the rear is one of the main features of the property with a large garden that is mainly laid to lawn with a variety of plants, shrubs and trees. There is also a patio area and an additional seating area to the rear of the garden, which is all enclosed by timber fencing and hedgerow.

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