

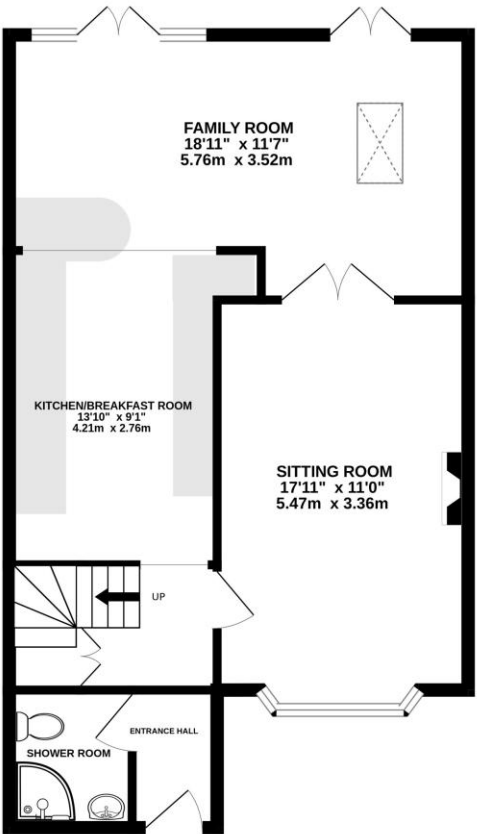


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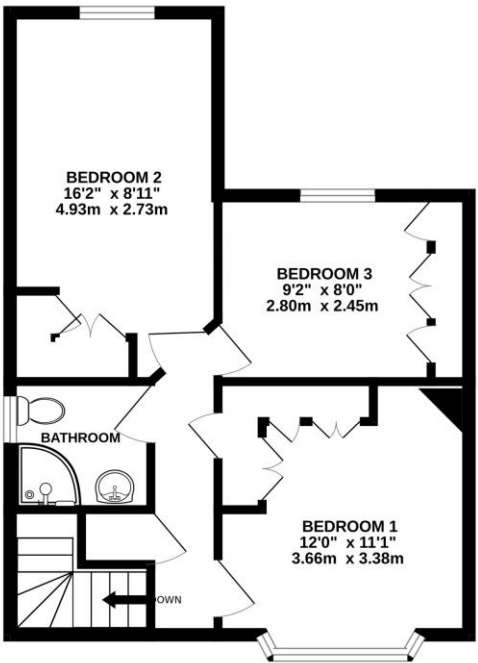


85 Chiltern Road, Caversham, Reading, RG4 5HS
Price £525,000 Freehold

GROUND FLOOR
637 sq.ft. (59.2 sq.m.) approx.



1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 1103 sq.ft. (102.5 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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Masons are proud to offer to the market this two storey extended three bedroom semi-detached family house, located on sought after road in Caversham and close to Caversham and Reading centres, along with Reading mainline station. This well presented property has undergone major improvements and benefits from a 17ft sitting room with working fireplace and bay window, an 18ft family room with French doors opening to the garden and a 13ft kitchen breakfast room with granite tops. Further benefits include a downstairs shower room, a 12ft master bedroom into bay window and fitted wardrobes, a 16ft bedroom with fitted wardrobe, a bathroom and off road parking. Viewing recommended.

- Two Storey Extension
- 18ft Family Room
- 17ft Sitting Room into Bay Window
- 13ft Kitchen Breakfast Room
- Downstairs Shower Room
- Three Good Size Bedrooms
- Off Road Parking
- Private Rear Garden
- Viewing Recommended

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

Sitting room: 17'11" x 11'0" into double glazed bay window, there is a working fireplace and double doors opening to the family room.

Shower room: a corner shower cubicle, a low level wc and wash basin.

Kitchen breakfast room: 13'10" x 9'1" double glazed side aspect, a range of eye and base level units with granite tops and breakfast bar,

sink and drainer, integrated oven, hob and dishwasher and space and plumbing for additional appliances. Opening to:

Family room: 18'11" x 11'7" double glazed rear aspect with two sets of double doors opening to the garden.

First floor landing has doors to:

Bedroom 1: 12'0" x 11'1" into double glazed bay window and fitted wardrobe.

Bedroom 2: 16'2" x 8'11" double glazed rear

aspect and fitted wardrobe.

Bedroom 3: 9'2" x 8'0" double glazed rear aspect and fitted wardrobe.

Bathroom: double glazed side aspect, a corner shower cubicle, a low level wc and wash basin.

Outside: To the front there is off road parking and access to the front door. To the rear there is a private garden that is mainly laid to lawn with a variety of plants, shrubs and flowers, a patio area and timber shed.

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