



TOTAL FLOOR AREA : 1625 sq.ft. (151.0 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 Uplands Road, Caversham Heights, Reading, RG4 7JG
 Price £750,000 Freehold

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Full Description

Masons are proud to offer to the market this attractive four bedroom extended semi-detached, located on a sought after road in Caversham Heights and close to Caversham and Reading centres, along with Reading mainline station. The property has undergone major improvements by its current owners, including large extension, offering a spacious open plan living area, a 14ft living room, a utility room, a downstairs wc, a family bathroom and a loft conversion. Further benefits include a 150ft rear garden, off road parking complete with electric car charging point and garage. Viewing recommended.

- 30ft Open Plan Living Area
- Electric Car Charging Point
- Garage & Off Road Parking
- 14ft Living Room
- Downstairs wc
- Viewing Recommended
- Loft Conversion
- 150ft Rear Garden

Front door to entrance hall, which has cupboard under the stairs with storage, stairs to first floor and doors to:

Living room: 14'9" x 10'6" into double glazed bay window, feature working fireplace and wooden flooring.

Open plan kitchen/living/dining: 30'10" x 16'10" double glazed rear aspect with French doors opening to the garden and large skylight. There is a modern range of eye and base level units with roll edge tops and tiled surround, sink & drainer, integrated Bosch oven, grill, microwave oven and dishwasher, an induction hob with extractor hood, complete with a large island with breakfast bar. The room is versatile and has space for table and chairs and sofas and is complete with solid wooden flooring .

Utility room: double glazed rear aspect, plumbing and space for appliances, with a door opening to the garden and doors to:

Cloakroom: skylight, a low level wc and wash basin.

Garage: 12'4" x 6'2" light and power with double doors to the driveway, which has an electric car charging point.

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

Bedroom 2: 14'10" x 10'0" into double bay window, built-in wardrobe and sliding doors.

Bedroom 3: 12'4" x 9'11" double glazed rear aspect, built-in wardrobe.

Bedroom 4: 7'10" x 6'5" double glazed front aspect. Family bathroom: double glazed rear aspect, a modern

suite consisting of a P shaped panel enclosed bath with shower over, low level wc and wash basin.

Second floor landing has a door to:

Master bedroom: 15'7" x 15'5" twin aspect with double glazed Velux windows, eaves storage.

Outside: To the front there is off road parking with an electric car charging point, new outdoor lighting to front, side and rear of house, a small garden area with a variety of plants and shrubs, with a path leading to the front door. To the rear is a one the main features of the property, with a beautiful 150ft landscaped garden, which has a vast selection of trees, shrubs, flowers, raised beds, a large patio area, a feature pond all enclosed by timber fencing. There is also an outside tap, a power point and shed.

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