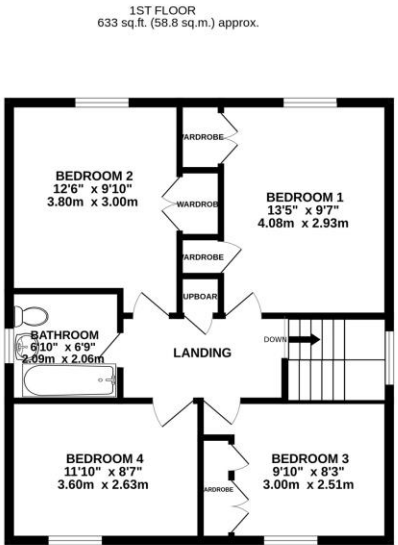
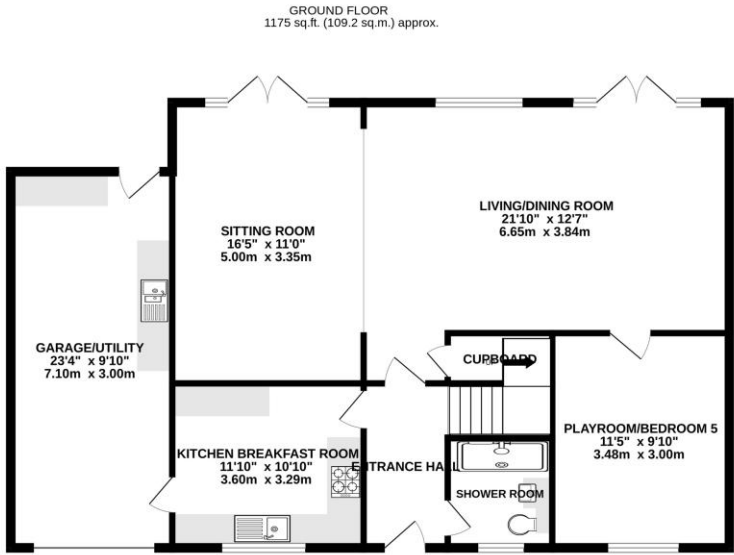




**MASONS**  
ESTATE AGENTS



3 Eltham Avenue, Caversham Park, Reading, RG4 6RQ  
Price £670,000 Freehold



TOTAL FLOOR AREA : 1809 sq.ft. (168.0 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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Masons are proud to offer to the market this fine example of a 4/5 bedroom extended detached house, presented in truly immaculate condition throughout and having undergone major improvements by its current owners. The property is located on Caversham Park and close to Caversham & Reading centres, along with Reading mainline station. Benefits include 21ft living/dining room, a 16ft sitting room, 11ft kitchen breakfast room with quartz tops, a newly fitted downstairs shower room, an 11ft playroom/bedroom 5, four double bedrooms upstairs and a family bathroom. Further benefits include, a 23ft garage with utility area, block paved parking for several cars, a good sized rear garden with great views across the local countryside. Viewing recommended.

- Truly Immaculate Condition Throughout
- Large Extension
- Major Works Carried Out
- 4/5 Bedrooms
- 30ft Open Plan Living Space
- 16ft Sitting Room
- 11ft Kitchen Breakfast Room
- 11ft Playroom/Bedroom 5
- Large Garden With Great Views

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Sheltered porch with access to front door, which opens to the entrance hall, which has the stairs to the first floor and doors to:

Sitting room: 16'5" x 11'0" double glazed rear aspect, wooden flooring with French doors opening to the garden.

Living/dining room: 21'10" x 12'7" double glazed rear aspect, wooden flooring with French doors opening to the garden. Door to:

Playroom/bedroom 5: 11'5" x 9'10" double glazed front aspect, wooden flooring.

Kitchen breakfast room: 11'10" x 10'10" double glazed front aspect, a range of eye and base level units with new quartz

tops and quartz surround, sink and drainer, new cooker, extractor fan, dishwasher, water softener, wooden flooring and a new door giving access to the garage.

Downstairs shower room: double glazed front aspect, a newly fitted suite comprising of a wide shower cubicle, low level wc, wash basin and extractor fan.

First floor landing has doors to:

Bedroom 1: 13'5" x 9'7" double glazed rear aspect and enjoying views across the local countryside, two built-in wardrobes.

Bedroom 2: 12'6" x 9'10" double glazed rear aspect, enjoying views of the local countryside, built-in wardrobe.

Bedroom 3: 9'10" x 8'3" double glazed front aspect with built-in wardrobe.

Bedroom 4: 11'10" x 8'7" double glazed front aspect.

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

Outside: To the front there is a block paved driveway with parking for several cars, an electric car charging point, and access to the garage with roller door. To the rear is a large landscaped garden with lovely views across the local countryside. The garden is well maintained and mainly laid to lawn, with a large variety of trees, shrubs and flowers, along with new decked area.

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