



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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2 Maytree Walk, Caversham, Reading, RG4 6LZ
Price £765,000 Freehold



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10 Bridge Street, Caversham, Reading RG4 8AA t 0118 946 1140 e sales@masonsestateagents.com



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Masons are proud to offer to the market this extended four/five bedroom detached house, located in Caversham and close to Caversham & Reading centres, along with Reading mainline station. Having undergone major improvements by its current owners, this immaculately presented family home benefits from a 22ft family room, a 15ft sitting room, an 11ft dining room and a 15ft reception/bedroom. Further benefits include a 14ft kitchen breakfast room, a downstairs cloakroom, a master bedroom with ensuite, a family bathroom, a private rear garden and off road parking. Viewing recommended.

- Major Improvements by its Current Owners
- 22ft Family Room
- 15ft Sitting Room
- 11ft Dining Room
- 15ft Reception/Bedroom Five
- 14ft Kitchen Breakfast Room
- Master Bedroom & Ensuite
- Off Road Parking
- Private Rear Garden

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

Sitting room:
 15'2" x 14'1"
 opening to:

Dining room:
 11'6" x 11'5" opening to:

Family room:
 22'8" x 12'0"
 double glazed triple aspect, a spacious room with bi-folding doors opening to the garden.

Reception/Bedroom 5:
 15'1" x 7'11"
 Double glazed side aspect, currently being used as a home office, this room has separate side access.

Kitchen/breakfast room:
 14'2" x 9'2" double glazed front aspect, a range of eye and base level units with roll edge tops and tiled surround, sink and drainer, oven, hob and extractor and space and plumbing for additional appliances.

First floor landing has doors to:

Master bedroom:
 13'4" x 12'2"
 double glazed rear aspect, built-in wardrobe, door to:

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

Bedroom 2:
 18'10" x 7'5"
 double glazed front

aspect, built-in wardrobe.

Bedroom 3: 12'5" x 12'4"
 double glazed rear aspect.

Bedroom 4: 10'6" x 9'2"
 double glazed front aspect.

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

Outside: to the front there is off road parking for several cars and access to the side of the property. To the rear there is well tended lawn all enclosed by timber fencing and brick wall.

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