



TOTAL FLOOR AREA: 1814 sq.ft. (168.5 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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16 Hemdean Road, Caversham, Reading, RG4 7SX  
 Price £525,000 Freehold



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### Full Description

Masons are proud to present this unique chance to acquire a spacious end-of-terrace property in the sought-after centre of Caversham. Currently featuring a large two-bedroom apartment with accommodation on the first and second floors, it includes a separate kitchen, open-plan living/dining room with its original fireplace; bathroom, entrance hall and parking.

Approved planning permission offers the potential to convert the ground floor and basement into a modern one-bedroom apartment. The proposed plans provide an open plan kitchen, dining area and living room; bathroom, separate cloakroom, courtyard garden, and parking. A rare opportunity in a prime location—viewing is highly recommended. Plans available on enquiry.

- 2 Bed Split Level Apartment
- Located in the Heart of Caversham
- No Onward Chain
- Planning Permission to Convert into Apartment
- Great Opportunity
- Viewing Recommended
- Parking

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The ground floor currently consists of:

Reception/living room: 17'11" x 12'11" twin aspect. Opening to:

Reception/kitchen/dining room: 14'2" x 11'4" access to a large storage room.

Kitchen (would become shower room): 8'2" x 4'11" with door to the courtyard.

Reception/bedroom: 12'2" x 10'10" side aspect with cupboard housing boiler.

Cloakroom: low level wc.

Basement room/bedroom: 11'1" x 10'6".

Split level apartment on first and second floor.

Entrance hall has the stairs to the first floor, which has the stairs to the second floor.

Living/dining room: 17'5" x 12'10" double glazed twin aspect.

Kitchen breakfast room: 12'6" x 10'11" double glazed side 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.

Bedroom 1: 14'2" x 11'4" double glazed rear aspect.

Bathroom: panel enclosed bath with shower over, low level and wash basin.

Second floor has door to:

Bedroom 2: 17'5" x 15'7" Velux window.

Outside: there is parking available with the property.

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