



TOTAL FLOOR AREA: 1734 sq.ft. (161.1 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions in this statement. This plan is for guidance 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 is given for their operability or efficiency on the given date.  
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70 Oakley Road, Caversham Heights, Reading, RG4 7RN  
 Price £750,000 Freehold



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Masons are proud to offer to the market this attractive four bedroom detached family house, located on a sought after road in Caversham Heights and presented in good condition throughout and having undergone major improvements by its current owners. The property benefits from a spacious 26ft living/dining room with extra high ceilings with doors opening to an outside entertaining area, a modern 14ft kitchen breakfast room with solid wooden tops and space for table & chairs, a downstairs cloakroom and a utility room. Further benefits include a 17ft master bedroom with ensuite with 3 further double bedrooms, a family bathroom, a private rear garden, off road parking for 2 or 3 cars and a garage. Viewing recommended.

- 28ft Living/Dining Room
- Four Double Bedrooms
- Downstairs Cloakroom, Bathroom & Ensuite
- A Modern 14ft Kitchen Breakfast Room
- Utility Room
- Off Road Parking & Garage
- Private Rear Garden with Patio Area

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Sheltered entrance porch, front door opening to the entrance hall, which has the stairs to the first floor landing and doors to:

Living/dining room: 26'3" x 17'5" double glazed rear aspect with French doors opening to the patio area.

Kitchen breakfast room: 14'1" x 11'2" double glazed twin aspect, a modern range of eye and base level units with solid wooden tops and tiled surround, one and a half sink and drainer, integrated oven, 5 ring gas hob and extractor, dishwasher and fridge freezer. There is also a large storage cupboard, side access to the property and space for a table and chairs.

Cloakroom: low level wc and wash basin.

Utility room: 8'11" x 7'7" a range of base level units with sink and drainer and space and plumbing for appliances. Doors to:

Garage: 10'4" x 8'2" with up and over door.

First floor landing has doors to:

Master bedroom: 17'5" x 11'2" double glazed rear aspect, door to:

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

Bedroom 2: 14'8" x 10'8" double glazed rear aspect with built-in wardrobes.

Bedroom 3: 14'1" x 11'2" double glazed front aspect.

Bedroom 4: 16'1" x 8'2" double glazed front aspect.

Family bathroom: double glazed front aspect, panel enclosed bath with shower over, wash basin set into vanity unit, low level wc and heated towel rail.

Outside: To the front there is off road parking for 2 or 3 cars, with access to the front of the property, along with side access. The rear garden is mainly laid to lawn with the added bonus of a large raised patio for entertaining and a variety of plants and shrubs, which is all enclosed by timber fencing.

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