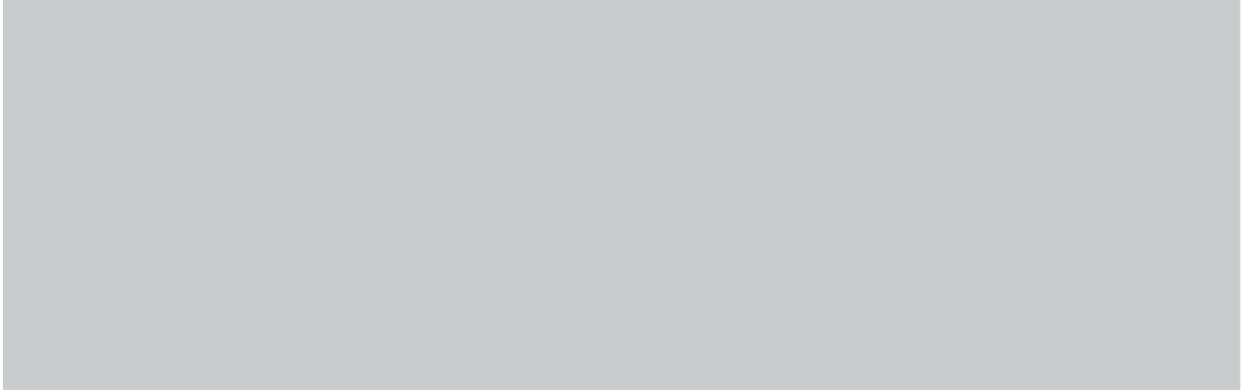
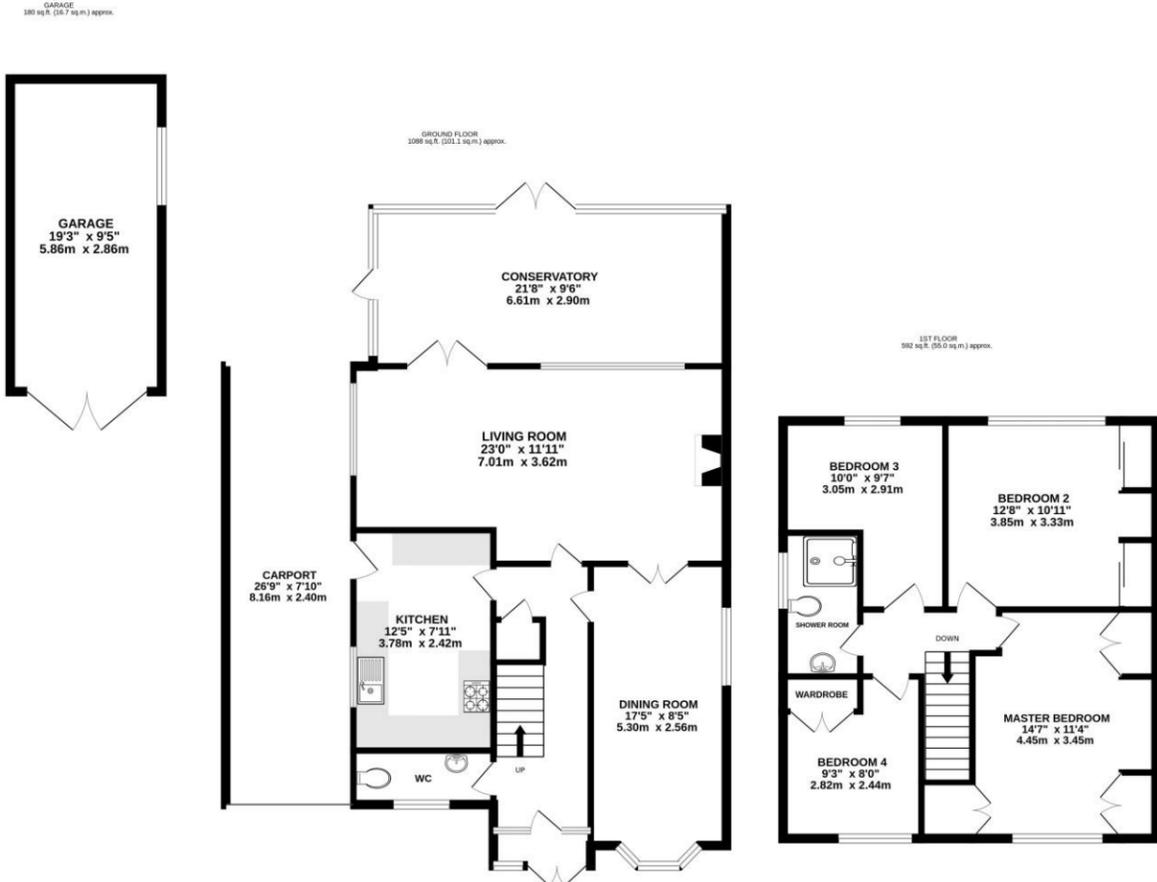




240a Henley Road, Caversham, Reading, RG4 6LR  
 O.I.E.O. £610,000 Freehold



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



TOTAL FLOOR AREA: 1859 sq.ft. (172.7 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 spacious 4/5 bedroom detached family home situated on an elevated position with far reaching views towards Caversham Lakes, The River Thames and Reading town centre. The property has undergone recent improvements by the current owners, and offers generously proportioned accommodation including a 17ft dining room/second reception room/bedroom 5, a 12ft kitchen, a 23ft living room, a 21ft conservatory, a 14ft master bedroom, a 12ft second bedroom, two further bedrooms and a shower room. Further benefits include a downstairs WC, a 14ft carport, a garage/workshop, a block paved driveway, a well maintained and generous rear garden as well as potential to extend subject to the necessary planning consents. VIEWING RECOMMENDED.

- 4/5 bedroom detached
- 23ft living room
- 21ft conservatory
- 14ft master bedroom
- 12ft second bedroom
- Generous plot
- Scope for extension subject to planning permission
- Garage/workshop
- Elevated position with far reaching views

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Front door opens into the entrance porch which is double glazed with a front aspect and boasts the front door. The front door opens into the hallway which boasts stairs leading to the first floor landing, an under stairs storage cupboard and doors to...

WC:

Double glazed with a front aspect, a low level WC and hand wash basin.

Dining room/reception room 2:

17'4" x 8'4"  
Double glazed bay fronted with a dual aspect and parquet flooring.

Kitchen:

12' x 8'7"  
Double glazed with a side aspect, fitted with a range of eye and base level units with roll edge tops and tiled surround, sink with drainer, integrated hob, oven, extractor, fridge/freezer and space for further appliances as well as a door to the

carport and rear garden.

Living Room:

23' x 12'2"  
Double glazed with a dual aspect, gas fireplace and a door to the conservatory.

Conservatory:

21'7" x 9'10"  
UPVC double glazed with multiple aspects overlooking the rear garden, patio doors leading onto the garden, fitted with herringbone Amtico flooring.

The first floor landing boasts doors to...

Master Bedroom:

14'7" x 11'4"  
Double glazed with a front aspect, built in wardrobe plus further storage.

Bedroom 2:

12'9" x 11'5"  
Double glazed with a rear aspect and fitted wardrobes.

Bedroom 3:

10' x 9'7"  
Double glazed with a rear aspect.

Bedroom 4:

10' x 8'  
Double glazed with a front aspect.

Shower Room:

Double glazed with a side aspect, panel enclosed shower, low level WC and hand wash basin.

Outside:

To the rear the property boasts a well maintained fully enclosed garden which is mainly laid to lawn but boasts a large block paved patio, access to the garage and car port. To the front the property boasts a generous garden which is mainly laid with lawn but boasts a block paved driveway.

Garage:

Side aspect, fitted with an up and over door.

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