



TOTAL FLOOR AREA: 1404 sq.ft. (130.5 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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33 Douglas Road, Caversham, Reading, RG4 5BH
O.I.E.O. £500,000 Freehold

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Masons are proud to offer to the market this substantially extended 4/5 bedroom end terrace family home offering versatile accommodation and situated on a quiet cul-de-sac within walking distance of The River Thames, Caversham and Reading Centres along with Reading mainline station. The property has undergone both a two storey extension and garage conversion with the spacious accommodation comprising of a 22ft living/dining room, a 12ft family/reception room, a 10ft utility room, a 10ft modern kitchen, a 15ft bedroom 5/study, a 12ft master bedroom with en-suite and built in wardrobe, a 13ft second bedroom, an 11ft third bedroom, a 9ft fourth bedroom and family shower room. Further benefits include gas central heating, UPVC double glazing, driveway parking, a private rear garden and the property is offered for sale with NO ONWARD CHAIN. VIEWING RECOMMENDED.

- Substantially extended
- 4/5 bedroom
- 22ft living/dining room
- 12ft family room/reception room
- 10ft utility room
- 10ft modern kitchen
- 12ft master bedroom with en-suite and wardrobe
- Walking distance of Caversham/Reading centres and mainline station
- NO ONWARD CHAIN

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Front door opens into the porch which is double glazed with a side aspect and has a door to...

Living/dining room:
22'3" x 12'5"
Double glazed with a front aspect, feature fireplace, stairs to the first floor landing and doors to...

Bedroom 5/study:
15'5" x 8'2"
Double glazed with a front aspect and built in storage.

Family/reception room:
12'3" x 11'1"
Double glazed with a rear aspect and a door to the garden.

Kitchen:
10'5" x 10'1"
Double glazed with a side aspect, fitted with a range of modern eye and base level units with roll edge tops and tiled surround, 1.5 sink with drainer, gas hob with extractor above,

oven and space for further appliances.

Utility Room:
10'11" x 8'6"
Double glazed with a rear aspect, fitted with roll edge tops, space and plumbing for further appliances and a door to the side access and garden.

Stairs from the living room lead to the first floor landing which boasts a storage cupboard and doors to...

Shower Room:
Double glazed with a side aspect, fitted with a low level WC, hand wash basin and enclosed shower.

Master bedroom:
12'2" x 11'3"
Double glazed with a rear aspect, built in wardrobe and a door to the en-suite.

En-suite:

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

Bedroom 2:
13'11" x 9'4"
Double glazed with a front aspect and chimney breast.

Bedroom 3:
11'5" x 10'3"
Double glazed with a front aspect.

Bedroom 4:
9'3" x 8'1"
Double glazed with a rear aspect.

Outside:
To the rear the garden is fully enclosed with timber fencing, mainly laid with lawn but boasts a patio area and side access which leads to the front of the property. At the front, the property boasts a block paved driveway.

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