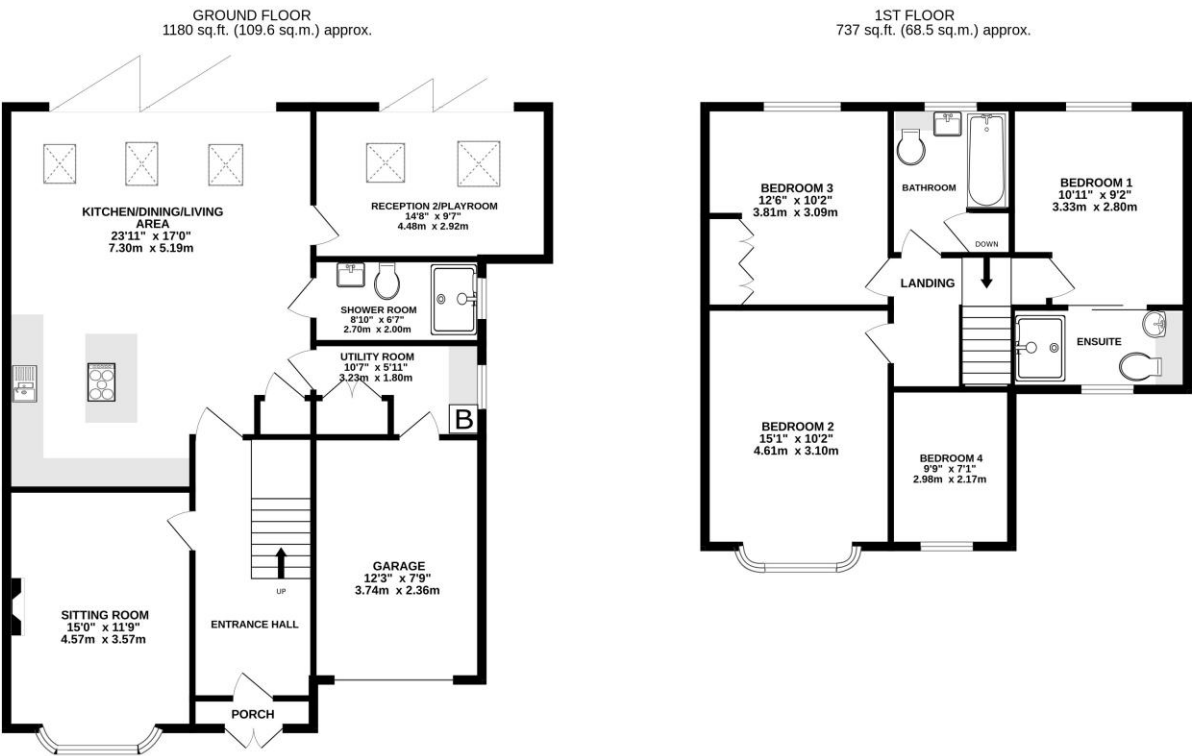




TOTAL FLOOR AREA: 1917 sq.ft. (178.1 sq.m.) approx.

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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2 Valley Close, Caversham, Reading, RG4 7QR
Price £680,000 Freehold



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Masons are proud to offer to the market this vastly extended four bedroom semi-detached family house, tucked away in a quiet cul-de-sac location in Caversham and within walking distance to Caversham & Reading centres, along with Reading mainline station. Having undergone major improvements by its current owners, including a two storey extension offering versatile living accommodation, a new kitchen, boiler, under floor heating, ensuite, downstairs shower room and much more. Further benefits include a 15ft sitting room, a 23ft bright & airy open plan kitchen/dining/living area with bi-folding doors opening to the garden, a 14ft reception 2/playroom, a master bedroom with ensuite, three further bedrooms, off road parking & garage with electric roller door. Viewing recommended.

- 23ft Open Plan Kitchen/Dining/Living Area
- 15ft Sitting Room
- 14ft Reception 2/Playroom
- Downstairs Shower Room
- Utility room
- Master Bedroom with Ensuite
- Large Two Storey Extension
- Major Works Carried Out
- Viewing Recommended

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

Sitting room: 15'0" x 11'9" into double glazed bay window, feature fireplace.

Open plan kitchen/dining/living area: 23'11" x 17'0" bright & airy space with a newly fitted range of eye and base level units with quartz tops, one & half sink & drainer, integrated appliances, a large island with quartz tops and 5 ring gas hob. Includes under floor heating, oak flooring, space for a table & chairs, along with a sofa and bi-folding doors opening to the rear garden

Reception 2/Playroom: 14'8" x 9'7" under floor heating, oak flooring and bi-folding doors to the garden.

Downstairs shower room: double glazed side aspect, a walk-in shower cubicle, wash basin & low level wc.

Utility room: double glazed side aspect, base level unit with sink & drainer, wall mounted boiler and storage cupboard and door to:

Garage: 12'3" x 7'1" power & light with electric roller door.

First floor landing has doors to:

Bedroom 1: 10'11" x 9'2" double glazed rear aspect, built-in cupboard, door to:

Ensuite: double glazed front aspect, walk-in shower cubicle, low wc & wash basin.

Bedroom 2: 15'0" x 11'9" into double glazed bay window.

Bedroom 3: 12'6" x 10'2" double glazed rear aspect, built-in wardrobe.

Bedroom 4: 9'9" x 7'1" double glazed front aspect.

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

Outside: To the front there is off road parking and access to the front door and garage. To the rear there is a well-tended garden, which is mainly laid to lawn with a patio area, that is all enclosed by hedging and wooden fencing.

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