



2 Abingdon Drive, Caversham Park, Reading, Berkshire, RG4 6RU
Price £485,000 Freehold



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Masons are proud to offer to the market this extended three bedroom link detached house, located on a sought after road in Caversham Park with views across Clayfield Copse, while being close to Caversham & Reading centres, along with Reading mainline station. The property benefits from a 23ft living/dining room, a 12ft breakfast room, a 12ft kitchen and a 7ft playroom/reception room. Further benefits include three good sized bedrooms, including a 13ft master bedroom with built-in wardrobes, a family bathroom, a garage and off road parking and a front and back garden. Viewing recommended.

- Extended 3 Bedroom Detached
- 23ft Living/Dining Room
- 12ft Breakfast Room
- 12ft Kitchen
- 7ft Playroom/Reception
- Garage & Off Road Parking

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Front door to:

Breakfast room:
 12'2" x 6'10"

Kitchen: 12'0" x 7'10"
 double glazed rear aspect, a range of eye and base level units, sink & drainer, space and plumbing for appliances and a door opening to the garden.

Living/dining room:
 23'3" x 20'10"
 double glazed rear aspect and stairs to the first floor.

Playroom/reception:
 7'10" x 7'10" double glazed sliding door to garden.

Bedroom 1:
 13'9" x 10'9"
 double glazed rear

aspect, built-in wardrobes and cupboard.

Bedroom 2:
 11'5" x 9'6"
 double glazed rear aspect. built-in wardrobes.

Bedroom 3: 9'6" x 7'4"
 double glazed front aspect, built-in wardrobe.

Boiler cupboard:

Bathroom: double glazed front aspect, a panel enclosed bath with shower over and wash basin.

Outside: To the front there is a good size garden that is enclosed by timber fencing and to the rear there is a small garden



leading to the back door.

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Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given.