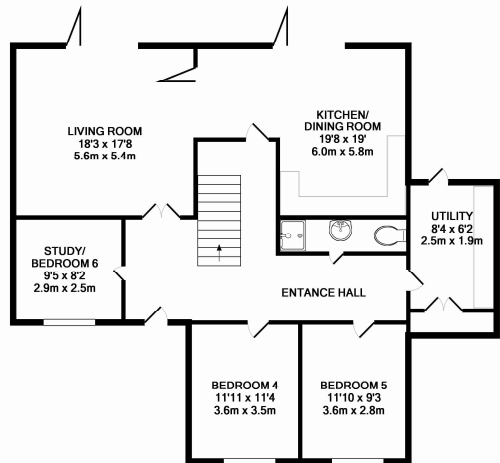
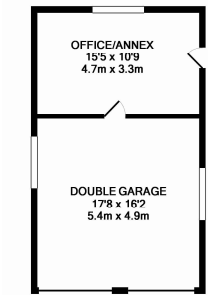
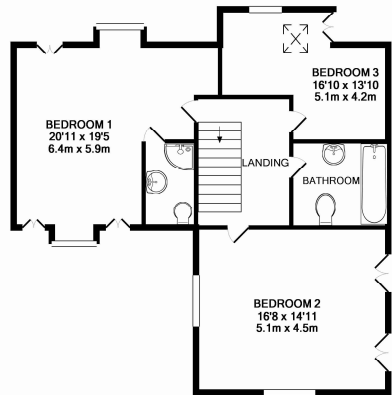




GROUND FLOOR
APPROX. FLOOR
AREA 1174 SQ.FT.
(109.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 618 SQ.FT.
(57.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1792 SQ.FT. (166.5 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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71 Henley Road, Caversham, Reading, RG4 6DS
Price £675,000 Freehold



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A rare opportunity to acquire a fully refurbished 5/6 bedroom detached family home, located on a stunning plot within striking distance of Caversham and Reading centres near Queen Anne`s School. The property is offered in immaculate condition, and boasts porcelain tiling and granite worktops to the fully integrated kitchen with under floor heating, oak doors, thresholds and staircase, and luxury fitted bathrooms. The property is fitted with heat recovery air ventilation system making it very economical. The use of bi-folding doors within the property allows the future residents to take full advantage of a vast open plan living space when desired. Further benefits include: double garage with outbuilding/office space to the rear which has annex potential, spacious off-road parking, flexibility for ground floor bedrooms with bathroom access, and much more. NO CHAIN.

- 5/6 Bedroom Detached
- Completely Refurbished
- Double Garage
- 18ft Living Room
- 19ft Kitche/Dining Room
- Large Private Garden

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

Living Room: 18`3" x 17`8" with double glazed bi-folding doors complete with magnetic blinds opening to large patio area, oak flooring and recess spot lighting. There is another set of bi-folding doors which open to the kitchen/dining room, these doors can be fully opened to give a large open plan feel or shut with the internal blinds down so giving the feeling of a completely separate reception room.

Kitchen/Dining Room: 19`8" x 19`0" with double glazed bi-folding doors complete with magnetic blinds, opening to patio, newly fitted contemporary kitchen units with granite tops and integrated appliances including modern range with extractor hood, porcelain tiles to kitchen floor, under floor heating.

Study/Bedroom 6: 9`5" x 8`2" double glazed sash front aspect and oak flooring.

Utility: 8`4" x 6`2" double glazed

rear aspect with door opening to rear garden, a range of eye and base level units with worktops, sink and drainer and cupboard housing boiler and megaflo system.

Bedroom 4: 11`11" x 11`4" double glazed sash front aspect and oak flooring.

Bedroom 5: 11`10" x 9`3" double glazed sash front aspect and oak flooring.

Shower Room: floor to ceiling tiles, shower cubicle with dual luxury shower head, low level WC, under floor heating and enhanced air extraction.

First Floor Landing has doors to:

Bedroom 1: 20`11" x 19`5" double glazed sash twin aspect with great views to the front and rear, 3 built-in storage cupboards, door to:

En-suite Shower Room: floor to ceiling tiles, shower cubicle with dual luxury shower head, wash basin, low level WC, under floor heating and enhanced air extraction.

Bedroom 2: 16`8" x 14`11" double glazed sash twin aspect with views across playing fields, 2 built in storage cupboards.

Bedroom 3: 16`10" max x 13`10" max double glazed sash rear aspect with far reaching views, built in storage cupboard.

Family Bathroom: floor to ceiling tiles, large bath with shower over and shower screen, wash basin, low level WC, under floor heating, enhanced air extraction.

Outside: To the front is a gravelled area with space for several cars, this leads to:

Double garage: 17`8" x 16`2" with double glazed side aspect and door to; Office/Annex: 15`5" x 10`9" double glazed twin aspect, oak flooring and doors to garage and garden.

To the rear is a large garden mainly laid to lawn with a large natural limestone patio with steps leading to the lawn. There are a variety of plants and shrubs in the garden and it is all contained by timber fencing.

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