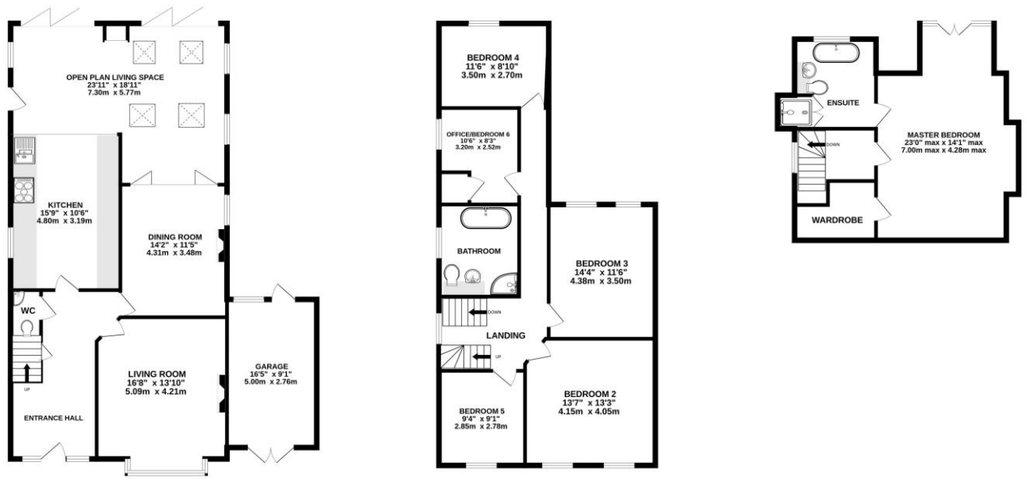
. . . move with ease

GROUND FLOOR
1242 sq.ft. (115.3 sq.m.) approx.

1ST FLOOR
876 sq.ft. (81.4 sq.m.) approx.

2ND FLOOR
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA : 2615 sq.ft. (242.9 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 attractive six bedroom extended, three storey Edwardian detached house, located on a sought after road in Caversham Heights and close to Caversham & Reading centres, along with Reading mainline station. The property is presented in immaculate condition throughout and benefits from versatile living accommodation, including a 16ft living room into bay window, a 14ft dining room, a modern 15ft fitted kitchen that opens to a 23ft open plan living space complete with wood burning stove and bi-folding doors to the large rear garden. Further benefits include a stunning 23ft master bedroom with Juliet balcony & four piece ensuite bathroom, five further bedrooms, a family bathroom and garage & off road parking for several cars. Viewing recommended.

- Edwardian Six Bedroom Detached
- Extended Three Storey Family House
- 23ft Open Plan Living Space
- Wood Burning Stove
- 16ft Living Room into Bay
- 14ft Dining Room
- 15ft Modern Kitchen
- 23ft Master Bedroom with Ensuite Bathroom
- Large Garden







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

Living room: 16'8" x 13'10 into bay window and feature fireplace.

Dining room: 14'2" x 11'5" side aspect, feature fireplace and folding doors opening to the open plan area.

Kitchen: 15'9" x 10'6" side aspect, a spacious & modern kitchen with quartz tops and range of eye and base level units, space for American style fridge/freezer, one and half sink and drainer, space for range oven, integrated dishwasher, space for range oven and space and plumbing for additional appliances. Door to the side of the property and opens to:

Open plan living area: 23'11" x 18'11" This one of the main features of the house, offering a bright and airy space, complete with two set of bi-folding doors to the garden, Velux windows and wood burning stove.

First floor landing has the stairs to the second floor and doors to:

Bedroom 2: 13'7" x 13'3" front aspect.

Bedroom 3: 14'4" x 11'6" rear aspect.

Bedroom 4: 11'6" x 8'10" rear aspect.

Bedroom 5: 9'4" x 9'1" front aspect.

Office/bedroom 6: 10'6" x 8'3" side aspect.

Bathroom: side aspect, free standing bath, corner shower, wash basin and wc set into unit.

Second floor landing has door to:

Master bedroom: 23'0" x 14'1" rear aspect with French doors and Juliet balcony, a walk-in wardrobe. Door to:

Ensuite: rear aspect, four piece ensuite with walk-in shower, free standing bath, a wc and wash basin set into unit.

Outside: To the front there is a driveway with off road parking and a garage with inspection pit & light & power. To the rear there is large mature garden that is mainly laid to lawn with a variety of plants, shrubs and trees. There is a large patio area and a summer house, as well as side access and rear access into the garage that has light and power.

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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.