



209 Henley Road, Caversham, Reading, RG4 6LJ
Price £650,000 Freehold



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Masons are proud to offer to the market this recently refurbished, extended, 4 bedroom semi-detached family home situated in Caversham and close to Caversham & Reading centres, along with Reading mainline station. Having undergone major improvements by its current owners, the spacious accommodation which is arranged over 4 floors comprises of a 13ft bay fronted living room, a 17ft kitchen/breakfast room, a 15ft dining room with bi-folding doors onto a large balcony, two double bedrooms on the first floor as well as a further single bedroom and a modern family bathroom, a 12ft master bedroom with en-suite on the second floor, and a basement level with WC and potential conversion options. Further benefits include gas central heating, UPVC double glazing and the property is offered for sale with NO ONWARD CHAIN.

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|-------------------------------|--------------------------------|-------------------------------------|
| • NO ONWARD CHAIN | • 17ft kitchen/breakfast room | • Large balcony |
| • Recently refurbished | • 13ft bay fronted living room | • 12ft master bedroom with en-suite |
| • Accommodation over 4 floors | • 15ft dining room | • 4 bedroom Semi-detached |

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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.



<p>Front door opens into the hallway which boasts stairs to the first floor landing and doors to...</p> <p>WC:</p> <p>Fitted with a low level WC and hand wash basin.</p> <p>Living Room:</p> <p>13'11" into bay x 10'6"</p> <p>Bay fronted, double glazed with a feature fireplace.</p> <p>Kitchen/breakfast room:</p> <p>17' x 12'10"</p> <p>Fitted with a range of modern eye and base level units with wooden work tops, integrated appliances, an island with farmhouse sink and openings onto the dining room.</p> <p>Dining Room:</p> <p>15'10" x 8'9"</p> <p>Double glazed with a side and rear aspect, Velux windows and bi-folding doors onto the balcony.</p> <p>A spiral staircase from the dining room leads to the basement level which boasts another WC, a 12ft basement, an additional 8ft</p>	<p>basement, a door onto the garden which also has access to another storage cupboard.</p> <p>Stairs from the ground floor lead to the first floor landing which boasts doors to...</p> <p>Bathroom:</p> <p>Double glazed with a rear aspect, fitted with a bath, low level WC and hand wash basin.</p> <p>Bedroom 2:</p> <p>13'3" x 10'2"</p> <p>Double glazed with a rear aspect and chimney breast.</p> <p>Bedroom 3:</p> <p>12' x 8'</p> <p>Double glazed with a front aspect, built in wardrobes and a chimney breast.</p> <p>Bedroom 4:</p> <p>7' x 7'</p> <p>Double glazed with a front aspect and built in storage.</p> <p>Stairs from the first floor landing lead to the second floor landing which boasts a</p>	<p>storage cupboard and a door to...</p> <p>Master Bedroom:</p> <p>12'8" x 11'2"</p> <p>Double glazed with a front aspect, a door to eaves storage, multiple wardrobes and a door to the en-suite.</p> <p>En-suite:</p> <p>Double glazed with a rear aspect, fitted with a shower, low level WC and hand wash basin.</p> <p>Outside:</p> <p>To the front the property boasts a block paved driveway, at the rear the garden is mainly laid with patio and enclosed by timber fencing.</p>
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