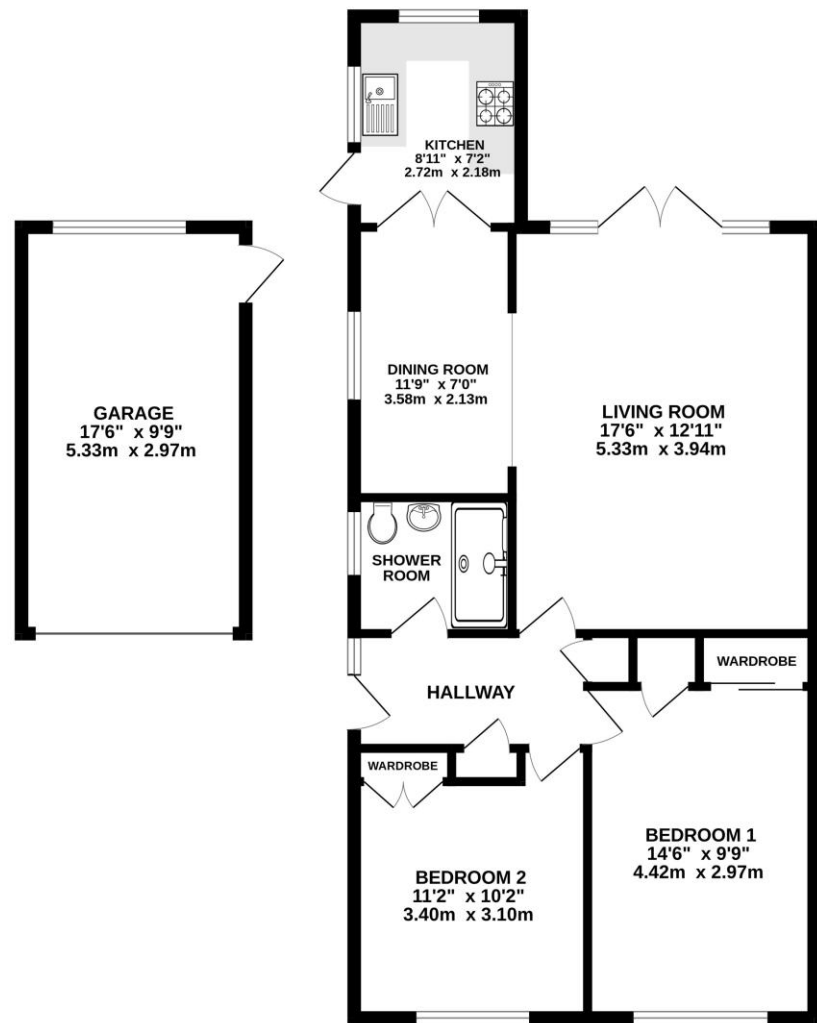




GROUND FLOOR  
953 sq.ft. (88.5 sq.m.) approx.



TOTAL FLOOR AREA : 953 sq.ft. (88.5 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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1 Littlestead Close, Caversham Park, Reading, RG4 6UA  
O.I.E.O. £450,000 Freehold

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1 Littlestead Close, Caversham Park, Reading, RG4 6UA  
O.I.E.O. £450,000 Freehold

Masons are proud to offer to the market this immaculately presented two bedroom detached bungalow situated on a private corner plot enjoying a South facing garden on a sought after cul-de-sac within easy reach of Caversham and Reading centres, along with Reading mainline station. The property has been well maintained by the current owner, with the accommodation comprising of a 17ft living room which is open plan to the 11ft dining room, an 8ft modern kitchen, a 14ft master bedroom with built in storage, a 10ft second bedroom and a modern family shower room. Further benefits include driveway parking for multiple vehicles, a 17ft garage, a plethora of nearby shops at the Milestone and Emmer Green shopping centres as well as nearby countryside walks. **VIEWING RECOMMENDED.**

- Detached bungalow
- Corner plot
- 2 double bedrooms
- South facing garden
- Driveway parking and 17ft garage
- 17ft living room
- 11ft dining room
- Immaculately presented
- Backing onto fields

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Front door opens into the entrance hall which boasts two storage cupboards and doors to...

Bedroom 2:  
11'2" x 10'2"  
Double glazed with a front aspect and a built in wardrobe.

Bedroom 1:  
14'6" x 9'9"  
Double glazed with a front aspect and two built in wardrobes/cupboards.

Bathroom:  
Double glazed with a side aspect, panel enclosed shower, low level WC and hand wash basin.

Living Room:  
17'6" x 12'11"  
Double glazed with a rear aspect, patio doors leading onto the garden and an archway leading to the dining room.

Dining Room/Study:  
11'9" x 7'  
Double glazed with a side aspect and double doors onto the kitchen.

Kitchen:  
8'11" x 7'2"  
Double glazed with a rear aspect, fitted with a range of modern shaker style eye and base level units with roll edge tops, sink with drainer, integrated oven and hob with extractor above along with space for further appliances and a side door onto the garden.

Outside:  
The South facing rear garden is mainly laid to lawn but boasts a large patio area, timber shed and access to the garage, all of which is enclosed by mature trees and hedges. To the front the property boasts driveway parking for several vehicles and a

front garden which is mainly laid to lawn.

Garage:  
17'6" x 9'9"  
Rear aspect, fitted with an up and over door and a side door.

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