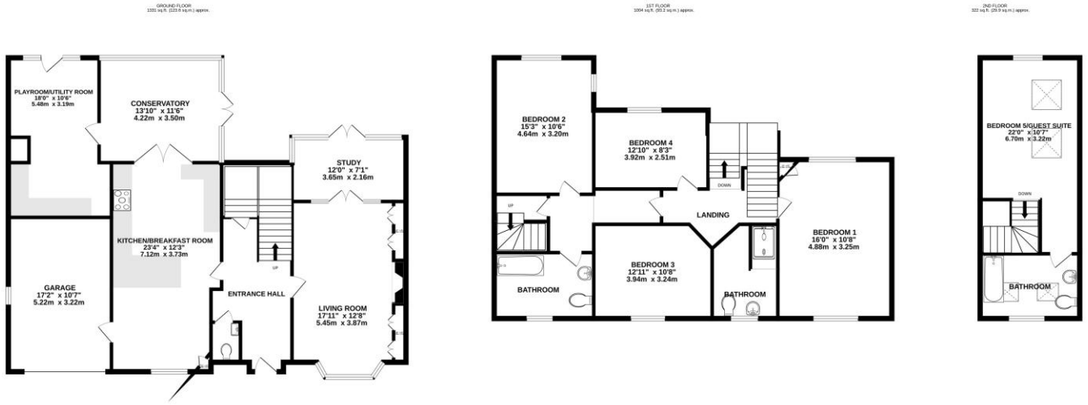
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TOTAL FLOOR AREA : 2657 sq.ft. (246.8 sq.m.) approx.

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 market this attractive three storey, extended five bedroom 1920`s detached house, located on a sought after tree lined road in Caversham Heights and close to Caversham and Reading centres, along with Reading mainline station. Presented in immaculate order throughout and benefiting from, a 17ft living room, 23ft open plan Shaker style kitchen breakfast room, a 12ft study, an attractive Malbrook timber framed conservatory, an 18ft playroom/utility room and downstairs wc. Further benefits include five spacious double bedrooms, three bathrooms, garage & off road parking for five cars and a beautiful and well tended rear garden approaching 200ft. Viewing highly recommended.

- 5 Double Bedrooms
- Annex Potential
- 200ft Beautiful Garden
- Garage & Off Road Parking
- Extended Three Storey Detached
- Immaculate Condition Throughout
- 23ft Kitchen Breakfast Room
- 13ft Malbrook Conservatory
- 22ft Guest Suite







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

Living room: 17'11" x 12'8"
into double glazed bay window, feature wood burning stove, built-in cupboards and shelving and double doors opening to:

Study: 12' x 7'1"
double glazed with French doors opening to the rear garden.

Kitchen breakfast room:
23'4" x 12'3"
double glazed twin aspect, one of the main features of the property is this attractive and spacious open plan room with newly fitted Shaker style kitchen, with a range of eye and base level units with roll edge tops and tiled surround, integrated double oven, hob and stainless steel extractor hood, space and plumbing for additional appliances, Belfast sink and breakfast bar. A door giving access to the garage and folding doors opening to:

Conservatory: 13'10" x 11'6"
Another feature of this property is this beautiful Malbrook timber framed conservatory complete with under floor heating, currently being used as a dining room. French doors opening to the garden. Door to:

Playroom/utility room:
18' x 10'6"
double glazed twin aspect with a door opening to the garden. A modern range of eye and base level units with space and plumbing for appliances and a storage cupboard.

Cloakroom: low level wc and wash basin.

First floor landing has a staircase to the second floor and doors to:

Bedroom 1: 16' x 10'8"
double glazed twin aspect, built-in corner cupboard.

Shower room: double glazed front aspect, walk-in shower cubicle, low level and wash basin.

Bedroom 2: 15'3" x 10'6"
double glazed twin aspect.

Bedroom 3: 12'11" x 10'8"
double glazed front aspect.

Bedroom 4: 12'10" x 8'3"
double glazed rear aspect.

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

Second floor landing gives direct access to:

Guest suite/Bedroom 5:
22' x 10'7"
double glazed rear aspect and skylights and a door to:

Bathroom: skylights, a panel enclosed bath with shower over, low level wc and wash basin.

Outside: To the front there is off road parking for five cars and access to the garage and to the side of the property. To the rear is one of the main features of the property, with a mature and well-tended 200ft garden. The garden is mainly laid to lawn with a variety of plants, shrubs, flowers and trees with additional patio areas and decked area, raised beds with vegetable patches and timber sheds.

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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.