



TOTAL FLOOR AREA: 1484 sq.ft. (137.8 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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4 Greystoke Road, Caversham, Reading, RG4 5EL
 Price £750,000 Freehold

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Masons are proud to offer to the market this four bedroom extended period semi-detached, located on a sought after tree lined road, within a short walk to Caversham centre, along with Reading centre and mainline station. Beautifully presented the property offers versatile living accommodation, consisting of a 14ft living room into bay window, a 12ft dining room that opens to a 19ft kitchen breakfast room, that has double doors opening to the garden. There is a 17ft bedroom/reception room with downstairs shower room, a 14ft bedroom into bay window and a family bathroom. Further benefits include a large rear garden and home office, off road parking and garage. Viewing recommended.

- Extended Four Bedroom Semi
- Sought After Tree Lined Road
- 14ft Living Room into Bay
- 12ft Dining Room
- 19ft Kitchen Breakfast Room
- 17ft Bedroom 4/Reception, Plus Shower Room
- Annex Potential
- Large Garden
- Off Road Parking & Garage

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

Living room: 14'1" x 12'2" into double glazed bay window, feature fireplace with wood burning stove.

Dining room: 12'11" x 12'4" opening to:

Kitchen breakfast room: 19'11" x 7'1" double glazed rear aspect with French doors to the garden. A range of eye and base level units with solid wooden tops, double sink and drainer and space and plumbing for appliances.

Reception 3/Bedroom 4: 17'2" x 7'7" double glazed rear aspect.

Shower room: shower cubicle, low level wc and wash basin.

First floor landing has doors to:

Bedroom 1: 14'1" x 12'2" into double glazed bay window.

Bedroom 2: 12'10" x 12'4" double glazed rear aspect.

Bedroom 3: 8'2" x 7'10" double glazed front aspect.

Family bathroom: double glazed rear aspect, a panel enclosed bath with

shower over, a low level wc and wash basin.

Outside: To the front there is off road parking and access to the garage. To the rear there is a large mature garden that is mainly laid to lawn, with a variety of plants, shrubs, flowers and trees. There is also a large patio area and a home office with light and power. Home office 9'10" x 10'2".

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