



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 Blackwater Close, Caversham Park, Reading, RG4 6NP  
 O.I.E.O. £535,000 Freehold

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Masons are proud to offer to the market this Dalkeith, which is the largest version of a four bedroom detached on Caversham Park, presented in excellent condition throughout and offering four very spacious bedrooms while being striking distance from Caversham and Reading centres, a long with Reading mainline station. The property has undergone major improvements by its current owners, including a new kitchen, a new bathroom, re plastering, a new boiler and much more. Further benefits include a 23ft living room, a 23ft kitchen breakfast room, a downstairs cloakroom and off road parking and garage. Viewing recommended.

- Large Four Bedroom Detached
- Recently Refurbished
- Major Improvements
- 23ft Living Room
- Downstairs Cloakroom
- Garage & Off Road Parking
- New 23ft Kitchen Breakfast Room
- Utility Room
- Private Garden

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Front door to entrance hall which has a door to the garage, utility room and:

Kitchen breakfast room: 23'2" x 8'8" double glazed twin aspect, recently fitted range of eye and base level units with integrated appliances. Space for table and chairs.

Living room: 23'2" x 18'4" double glazed twin aspect, built-in cupboards and stairs to the first floor.

Cloakroom: Low level

wc and wash basin.

First floor landing has doors to:

Bedroom 1: 12'2" x 10'11" double glazed front, built-in wardrobe.

Bedroom 2: 12'1" x 9'9" double glazed rear aspect, built-in wardrobe.

Bedroom 3: 10'11" x 8'10" double glazed front aspect, built-in wardrobe.

Bedroom 4: 9'8" x 8'8" double glazed rear

aspect, built-in wardrobe.

Bathroom: Double glazed rear aspect, panel enclosed bath, separate shower cubicle, low level wc and wash basin.

Outside: to the front there is off road parking with access to the garage and front door. There is a private rear garden that is mainly laid to lawn with a variety of plants and shrubs, all enclosed by timber fencing. Viewing recommended.

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