



TOTAL FLOOR AREA : 2686 sq.ft. (249.6 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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51 St.Peters Avenue, Caversham Heights, Reading, RG4 7DL  
 Price £1,100,000 Freehold

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Masons are proud to offer to the market this rarely available Edwardian semi-detached house, located on a very sought after tree lined avenue in Caversham Heights and within walking distance to Caversham & Reading centres, along with Reading mainline station. This spacious and well presented property offers versatile accommodation consisting of a 16ft living room, a 16ft family room, a 12ft dining room opening to a 12ft kitchen, a utility room and a downstairs cloakroom. Further benefits include a 16ft master bedroom with four further double bedrooms, a family bathroom, a beautiful mature garden, off road parking and a detached garage. Viewing highly recommended.

- Three Storey, Five Bedroom
- Edwardian Semi-Detached
- Sought After Tree Lined Avenue
- 16ft Living Room
- 16ft Family Room
- 12ft Dining Room
- 16ft Master Bedroom
- Good Size Mature Garden
- Garage & Off Road Parking

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Front door to entrance porch, which opens to the entrance hall, where the stairs lead to the first floor and doors open to:

Living room: 16'10" x 16'5" into front aspect bay window.

Family room: 16'1" x 12'2" into side aspect bay window. Double doors open to:

Study area/storage: space for a desk & chair with additional space for storage.

Dining room: 12'2" x 11'10" side aspect. Opening to:

Kitchen: 12'2" x 7'5" a range of eye and base level units with roll edge tops and tiled surround, sink and drainer, oven, hob and extractor and space and plumbing for appliances. Door to:

Utility room: base level units with space and plumbing for appliances. Door to the garden.

Cloakroom: low level wc and wash basin.

Storage cupboard.

First floor landing has the stairs to the second floor and doors to:

Bedroom 1: 16'10" x 16'10" into bay window with front aspect and two built-in wardrobes.

Bedroom 2: 14'4" x 11'5" side aspect, two built-in wardrobes.

Bedroom 3: 12'2" x 10'5" rear aspect, built-in wardrobe. Door to:

Ensuite: shower cubicle, low level wc and wash basin.

Family bathroom: side aspect, panel enclosed bath with shower over, wash basin and low level wc.

Second floor landing has built-in cupboard and doors to:

Bedroom 4: 17'2" x 10'10" side aspect, built-in cupboard.

Bedroom 5: 13'5" x 13'5" (max) front aspect.

Outside: To the front there is off road parking for several cars and front garden. To the rear there is a good size mature and well-presented garden, which is mainly laid to lawn with a variety of plants, shrubs, trees and flowers. A raised patio and an original red brick wall surrounding the garden. Viewing highly recommended.

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