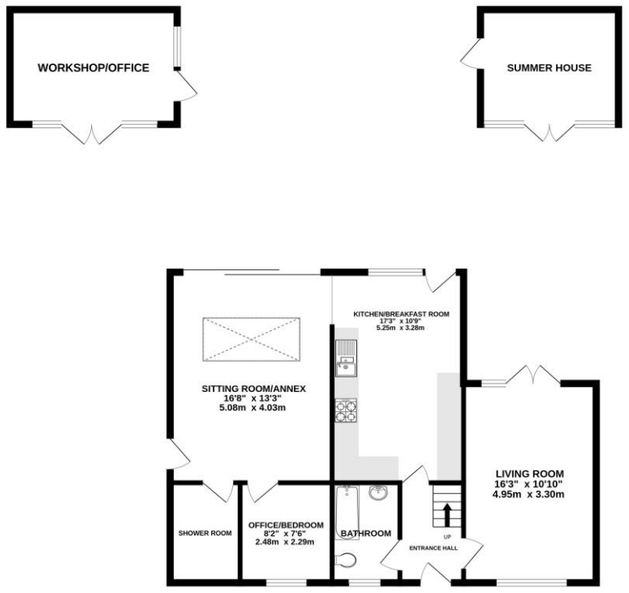
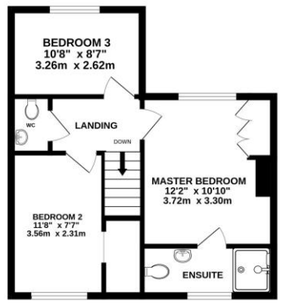
. . . move with ease

GROUND FLOOR
1019 sq.ft. (94.7 sq.m.) approx.




1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.




TOTAL FLOOR AREA : 1441 sq.ft. (133.9 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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Price £565,000 Freehold

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Masons are proud to offer to the market this extended four bedroom end terrace house with annex potential, located on a quiet residential road close to local amenities and a short walk of Caversham & Reading centres and mainline station. The property is presented in excellent condition throughout and offers versatile living accommodation, benefits from a 16ft living room with wood burning stove, a 17ft kicthen breakfast room, a 16ft sitting room/annex (with separate side access), a ground floor bathroom & shower room and bedroom 4/office. Further benefits include three further bedrooms, an ensuite and wc, a 13ft workshop/office, an 11ft summer house, a private enclosed rear garden and off road parking for 3 cars. Viewing recommended.

- Extended Four Bedroom End Terrace
- Annex Potential
- Close to Amenities and Caversham & Reading Centres
- Excellent Condition Throughout
- 16ft Living Room with Fireplace
- 16ft Sitting Room/Annex
- Three Bathrooms
- 17ft Kitchen Breakfast Room
- Summer House and Office









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

Living room:
16'3" x 10'10"
double glazed twin aspect, with a wood burning stove and door to the garden.

Kitchen breakfast room:
17'3" x 10'9"
double glazed rear aspect, a modern range of eye and base level units, sink and drainer, oven and extractor and space and plumbing for additional appliances.

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

Sitting room/annex:
16'8" x 13'3"
double glazed twin aspect with sky lantern and sliding door to the garden & additional side access.

Shower room: a walk-in shower cubicle, a low level wc and wash basin.

Bedroom 4/office:
8'2" x 7'6"
double glazed front aspect.

First floor landing has a loft that is boarded with light and storage, accessed via a pull down ladder, doors to:

Bedroom 1:
12'2" x 10'10"
double glazed rear aspect, door to:

Ensuite: double glazed front aspect, a shower cubicle, a low level wc and wash basin.

Bedroom 2: 11'8" x 7'7"
double glazed front aspect, built-in wardrobe that has plumbing for toilet and basin.

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

WC: a low level wc and wash basin.

Outside: To the front there is off road parking for 3 cars and access to the front door and to the side of the property. To the rear there is a private garden that is laid to patio with a variety of plants and shrubs. There is also a summer house and workshop/office that

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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.