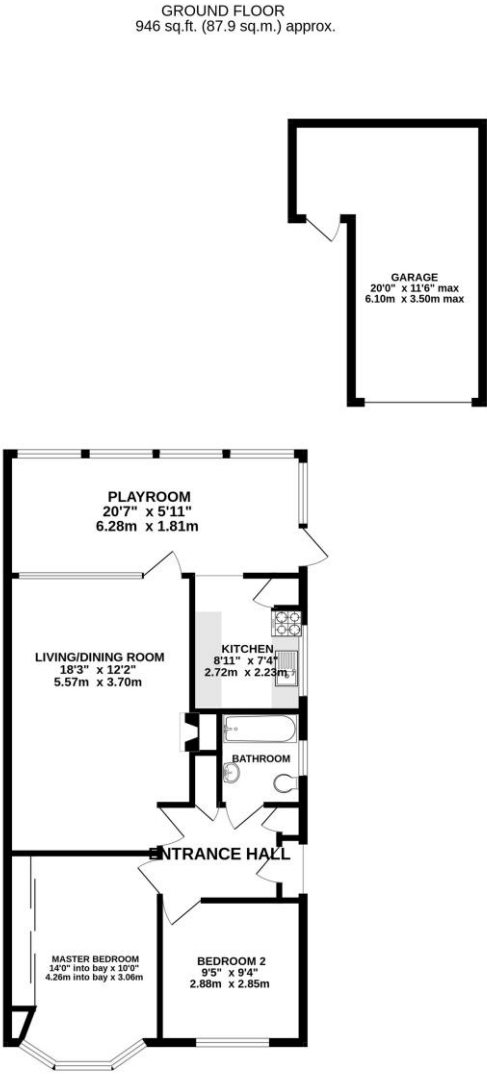




TOTAL FLOOR AREA: 946 sq.ft. (87.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for 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 the market this recently refurbished two bedroom detached bungalow presented in excellent condition throughout and situated next to Bugs Bottom playing fields & woods, as well as being close to local amenities, including shop, bus stop, doctors and schools. Located close to Caversham & Reading centres the property benefits from a brand new boiler & radiators throughout, new carpet & wood parquet flooring, new bathroom, re-plastered walls & ceilings, redecorated throughout and new kitchen units & worktops. Further benefits include an 18ft living/dining room with fireplace, 20ft playroom, a 14ft master bedroom with new built-in wardrobe & shelving, off road parking & block paved driveway, a 20ft garage with light & power and a private garden with patio. Viewing recommended.

- Brand New Boiler & Radiators Throughout
- New Carpet & Wood Parquet
- New Bathroom
- Replastered & Redecorated
- New Off Road Parking & Driveway
- 20ft Garage with Light & Power
- New Kitchen Units & Worktops
- 20ft Playroom
- 18ft Living/Dining Room with Fireplace

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Entrance hall, has doors to:

Living/dining room: 18'3" x 12'2" recently refurbished parquet flooring & fireplace.

Playroom: 20'7" x 5'11" double glazed, new carpets.

Kitchen: 8'11" x 7'4" double glazed, newly fitted units & worktops and larder.

Master bedroom: 14'0" x 10'0" into double glazed bay window, newly fitted built-in wardrobes & shelving.

Bedroom 2: 9'5" x 9'4" double glazed front aspect.

Bathroom: double glazed, newly fitted bath with shower over, low level wc, wash basin & mirrored cabinet.

Loft space with newly fitted combination boiler & new insulation.

Outside: To the front there is new hard standing for parking and a block paved driveway leading to the garage. The garage has light & power and a separate access and could be converted into a utility room if desired. To the rear there is a patio area and tiered garden which is mainly laid to lawn, with a variety of plants & shrubs.

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