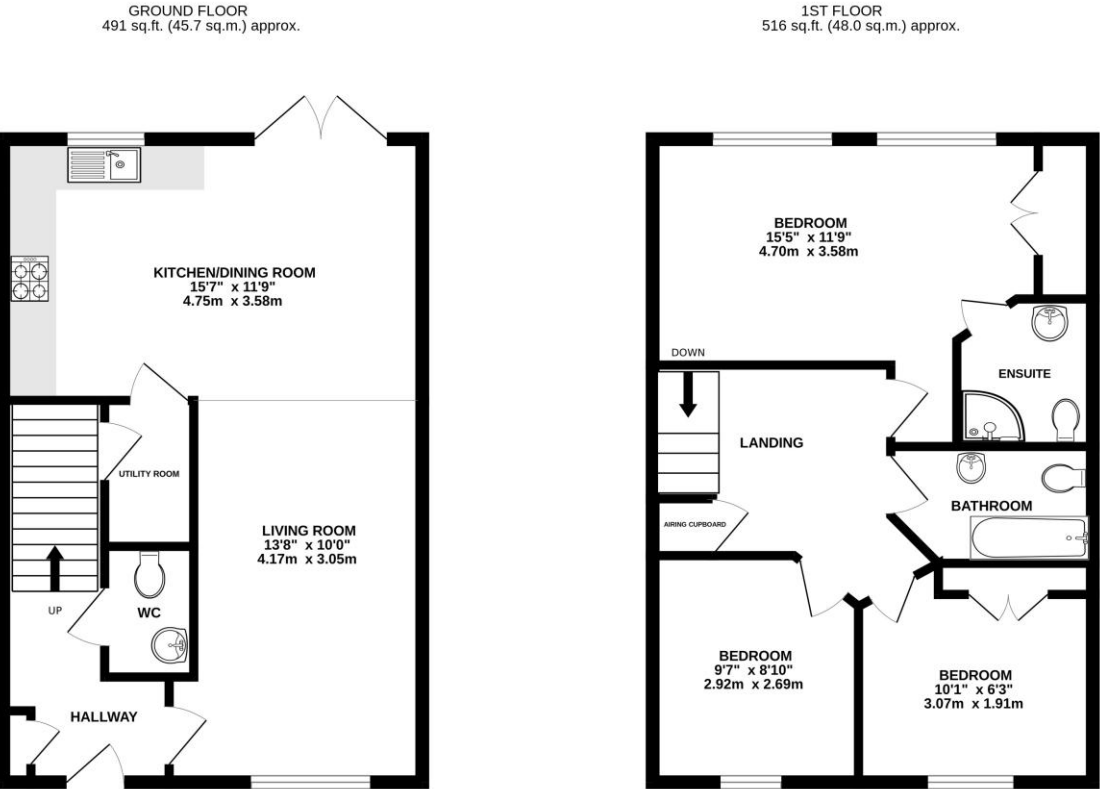




MASONS
ESTATE AGENTS



4 Sailcloth Close, Reading, RG1 2BG
Price £440,000 Freehold



TOTAL FLOOR AREA : 1008 sq.ft. (93.6 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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Price £440,000 Freehold

Masons are proud to offer to the market this attractive modern three bedroom terrace house, located on a private road in Reading centre and within walking distance of Reading mainline station and within easy access on the M4 Motorway. The property is presented in immaculate condition throughout and benefits from a 27ft living/dining room with French doors to the garden, a modern 11ft kitchen, a utility room and a downstairs cloakroom. Further benefits include a 12ft master bedroom with built-in wardrobe and ensuite, two further bedrooms, a family bathroom, off road parking for two cars and good size rear garden. Viewing recommended.

- Three Bedrooms
- Private Road in Central Location
- 27ft Living/Dining Room
- 11ft Modern Kitchen & Utility Room
- Downstairs Cloakroom
- 12ft Master Bedroom with Ensuite
- Family Bathroom
- Off Road Parking for 2 Cars
- Good Size Rear Garden

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

Living room: 13'8 x 10'0" double glazed front aspect.

Kitchen/dining room: 15'7" x 11'9" double glazed rear aspect with French doors opening to the garden. A modern range of eye and base level units with roll edge tops, one & a half sink & drainer, integrated oven, hob & extractor. Door to:

Utility room: units with plumbing and space for appliances.

Cloakroom: low level wc and wash basin.

First floor landing has doors to:

Master bedroom: 15'5" x 11'9" double glazed rear aspect, built-in wardrobe and door to:

Ensuite: Shower cubicle, a low level wc and wash basin.

Bedroom 2: 9'7" x 8'10" double glazed front aspect, built-in wardrobe.

Bedroom 3: 10'1" x 6'3" double glazed front aspect.

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

Outside: to the front there is off road parking for 2 cars. To the rear there is a good size garden that is mainly laid to lawn, a patio area and a raised bed.

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