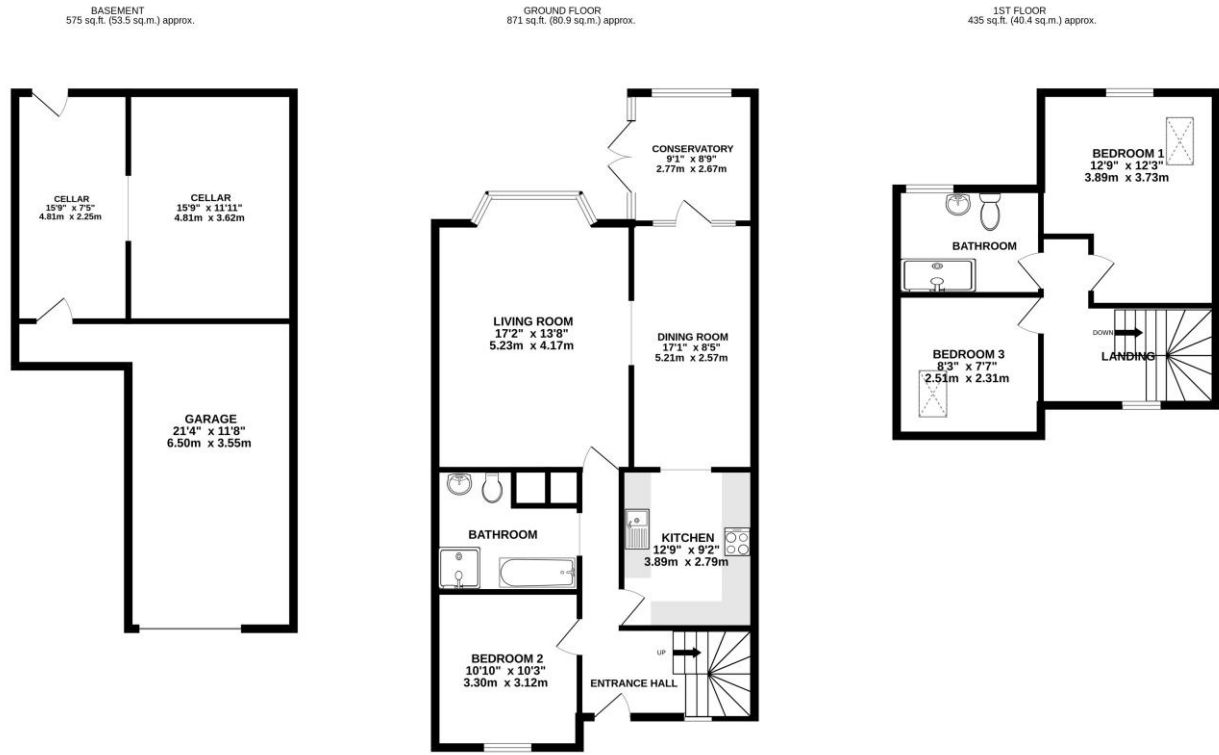
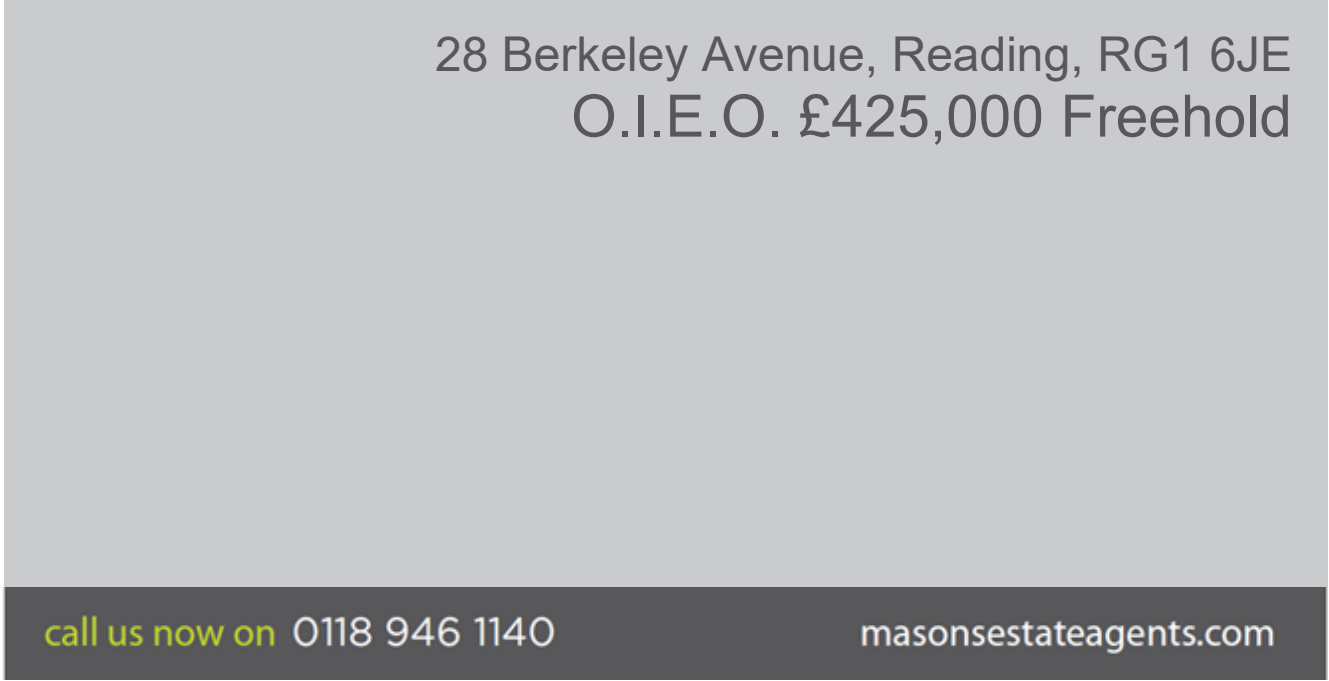


28 Berkeley Avenue, Reading, RG1 6JE
O.I.E.O. £425,000 Freehold



TOTAL FLOOR AREA: 1882 sq.ft. (174.9 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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28 Berkeley Avenue, Reading, RG1 6JE
O.I.E.O. £425,000 Freehold

Masons are proud to offer to the market this very spacious three bedroom semi-detached house located in Reading and close to Reading town centre and mainline station. The property offers versatile accommodation consisting of a 17ft living room, a 17ft dining room, a newly fitted 12ft kitchen, a conservatory and a ground floor & first floor bathroom. Further benefits include a 12ft master bedroom, a 21ft garage, off road parking, two 15ft cellar rooms with potential and a large rear garden. Viewing recommended.

- Three Bedroom Semi-Detached
- 17ft Living Room
- 17ft Dining Room
- Conservatory
- New 12ft Kitchen
- Ground Floor & First Floor Bathrooms
- 21ft Garage & Off Road Parking
- 2 x 15ft Cellar Rooms
- Large Garden

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

Living room: 17'2" x 13'8" double glazed rear aspect.

Dining room: 17'1" x 8'5" door opening to:

Conservatory: 9'1" x 8'9" with double doors to the garden.

Kitchen: 12'9" x 9'2" modern range of eye and base level units with roll edge tops, sink and drainer, oven hob and extractor.

Bathroom: a panel enclosed bath, a separate shower cubicle, a low level wc and wash basin set into vanity unit.

Bedroom 2: 10'10" x 10'3" double glazed front aspect.

First floor landing has doors to:

Bedroom 1: 12'9" x 12'3" double glazed rear aspect.

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

Bathroom: double glazed rear aspect, a walk-in shower, a low level wc and wash basin.

Basement:

Garage: 21'4" x 11'8" with up and over door and light and power.

Cellar room 1: 15'9" x 7'5" light and power.

Cellar room 2: 15'9" x 11'11" light and power.

Outside: To the front there is off road parking for several cars. To the rear there is a good size garden that is laid to lawn with a variety of plants, shrubs, trees and flowers.

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