

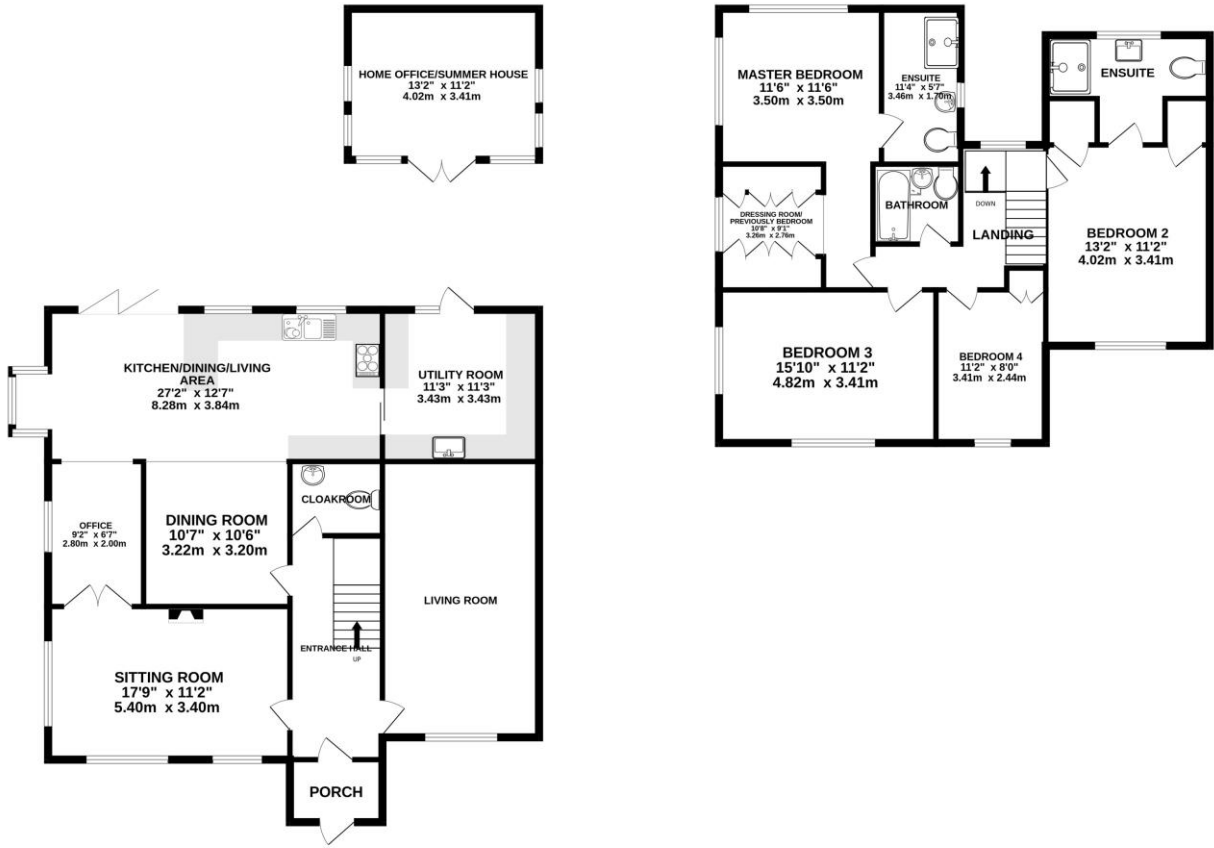


**MASONS**  
ESTATE AGENTS



**GROUND FLOOR**  
1351 sq.ft. (125.5 sq.m.) approx.

**1ST FLOOR**  
965 sq.ft. (89.7 sq.m.) approx.



TOTAL FLOOR AREA : 2316 sq.ft. (215.2 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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Russell Road, Tokers Green, Reading, RG4 9EJ  
Price £1,150,000 Freehold



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10 Bridge Street, Caversham, Reading RG4 8AA t 0118 946 1140 e sales@masonsestateagents.com





Masons are proud to offer to the market this beautiful four/five bedroom detached home, tucked away on a corner plot, on a quiet and leafy cul-de-sac in Tokers Green and conveniently located for Caversham and Reading centres, along with reading mainline station. Having undergone major extensions, along with a full remodelling, this property is presented in truly immaculate order throughout. The property benefits from a 27ft open plan kitchen/dining/living area, a 17ft sitting room, a 16ft living room, a 10ft dining room, a 9ft office and an 11ft utility room. Further benefits include four bedrooms, a family bathroom, plus two ensuites and a dressing room (previously a bedroom), a 13ft outside office/summer house, planning permission for a double garage, a large corner plot backing onto playing fields and off road parking. Viewing recommended and NO ONWARD CHAIN.

- Planning Permission for Double Garage
- Large Two Storey Extension
- 27ft Kitchen/Dining/Living
- NO ONWARD CHAIN
- Completely Remodelled
- Versatile Living Accommodation
- Four/Five Bedrooms
- Large Corner Plot
- Viewing Recommended

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

Sitting room: double glazed twin aspect, wood burning stove and oak flooring. Doors to:

Office: 9'2" x 6'7" double glazed side aspect.

Living room: 16'11" x 11'3" double glazed front aspect, chimney added for wood burning stove.

Open plan kitchen/dining/living area: 27'2" x 12'7" double glazed twin aspect with bi-folding doors to the garden, ceramic floor tiles, a vast range of eye and base level units with quartz tops, Villeroy & Boch sink, Bosh integrated appliances throughout, 2 x fridge-freezers, double oven, hob and extractor hood.

Dining room: 10'7" x 10'6" door opening to the hallway.

Utility room: 11'3" x 11'3" double glazed rear aspect, a range of base level units with space and plumbing for appliances and quartz tops. Door to the garden.

Cloakroom: low level wc and wash basin.

First floor landing has doors to:

Master bedroom: 11'6" x 11'6" double glazed twin aspect, door to:

Ensuite: double glazed twin aspect, walk-in shower cubicle, low level wc and wash basin.

Dressing room: 10'8" x 9'1" double glazed side aspect, a full range of fitted wardrobes (previously bedroom, could be converted back if desired)

Bedroom 2: 13'2" x 11'2" double glazed front aspect, built-in cupboards and door to:

Ensuite: double glazed rear aspect, shower cubicle, low level and wash basin.

Bedroom 3: 15'10" x 11'2" double glazed twin aspect.

Bedroom 4: 11'2" x 8'0" double glazed front aspect, built-in cupboard.

Bathroom: skylight, panel enclosed bath with shower over, low level wc and wash basin.

Mains supply gas, sewerage, broadband and telephone.

Outside: Situated on a large corner plot at the end of a cul-de-sac, the garden is mainly laid to a lawn with a variety of plants and shrubs, which extends from the front, side and to the rear of the property. There is also a large 13ft outside office/summer house with light and power, a patio area and the added benefit of having a private gate giving access to the local playing field adjacent to the property.

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