... move with ease



LOWER GROUND FLOOR



GROUND FLOOR

BEDROOM 1	ADDIGE HETROOM 2 107 × 011 3.13m × 3.02m BOWN
BEDROOM 3 119° x 8'10° 3.57m x 2.70m	

1ST FLOOR



12 Longhurst Close, Caversham, Reading, RG4 5ER Price £675,000 Freehold

Whils 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 applicances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Meropix 6/2025



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MASONS ESTATE AGENTS



Masons are proud to offer to the market this well presented three/four bedroom town house, located on a sought after private road in Caversham, while having the advantage of being a short walk to Caversham centre, along with Reading town centre & mainline station. The property offers versatile accommodation across three levels, including a 22ft living room, 9ft study & study area on the lower ground floor, a 21ft kitchen/dining room, a 18ft further reception room/playroom/bedroom & cloakroom on the first floor. Further benefits include three further bedrooms, a family bathroom, off road parking for several cars, large storage shed to the side of the property & well-tended secluded garden. NO ONWARD CHAIN & VIEWING RECOMMENDED.

- Three Storey Town House
- Corner Plot
- Lots of Off Road Parking
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- 3/4 Bedrooms
- Versatile Accommodation
- NO ONWARD CHAIN
- 22ft Living Room
- 9ft Study
- 21ft Kitchen/Dining Room

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Front door to entrance hall, which has stairs to the lower ground floor & first floor & doors to:

Kitchen/dining room: 21'8" x 10'6" twin double glazed rear aspect, a modern range of eye & base level units, sink & drainer, integrated oven, hob & extractor, space & plumbing for additional appliances.

Playroom/bedroom: 18'3" x 10'3" double glazed front aspect.

Cloakroom: double glazed front aspect, a low level wc & wash basin.

Lower ground floor:

Living room: 22'8" x 12'10" sliding door ope the rear garden fireplace, opening

Study area: 7'3'

Study: 9'10" x 8 double glazed r aspect.

First floor has d

Bedroom 1: 13" double glazed re aspect, built-in wardrobe.

Bedroom 2: 10' double glazed re aspect, built-in wardrobe.

Bedroom 3: 11'9" x 8'10" double glazed front aspect.

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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.





ening to ı, feature ing to:	Family bathroom: double glazed front aspect, a corner shower cubicle, a low level wc and wash basin.
" x 6'4"	Outside: To the front there is off road parking
3'2"	for several cars and
rear	access to the front door. To the side there is large timber shed with
loors to:	access to the side of the property. To the rear
'1" x 9'11"	there is good size
rear	garden well-tended
	garden, with a variety of plants, shrubs, flowers & trees and a patio area.
'3" x 9'11" rear	