



12 Longhurst Close, Caversham, Reading, RG4 5ER  
Price £675,000 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 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
- 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 opening to the rear garden, feature fireplace, opening to:

Study area: 7'3" x 6'4"

Study: 9'10" x 8'2" double glazed rear aspect.

First floor has doors to:

Bedroom 1: 13'1" x 9'11" double glazed rear aspect, built-in wardrobe.

Bedroom 2: 10'3" x 9'11" double glazed rear aspect, built-in wardrobe.

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

Family bathroom: double glazed front aspect, a corner shower cubicle, a low level wc and wash basin.

Outside: To the front there is off road parking for several cars and access to the front door. To the side there is large timber shed with access to the side of the property. To the rear there is good size garden well-tended garden, with a variety of plants, shrubs, flowers & trees and a patio area.

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