



TOTAL FLOOR AREA : 884 sq.ft. (82.1 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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8 Severn Way, Tilehurst, Reading, Berkshire, RG30 4HH
Price £325,000 Freehold



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 Price £325,000 Freehold

Masons are proud to offer to the market this well presented, two bedroom semi-detached home situated within a short walk of Church End School, close to local amenities and within easy reach of Tilehurst and Reading Centres. The property has been well maintained by the current owners and has undergone recent improvements with the addition of a 17ft studio/office and a 10ft storage shed. The accommodation comprises of a 19ft living/dining room, 12ft kitchen, two double bedrooms and a family bathroom. Further benefits include gas central heating, UPVC double glazing, driveway parking and further scope to extend subject to the necessary planning consents.

- 2 bedroom semi-detached
- 12ft kitchen
- Driveway parking
- 17ft studio/office
- Gas central heating
- Scope to extend
- 19ft living/dining room
- UPVC double glazing
- Close to local amenities

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Front door opens into the hall which boasts stairs to the first floor landing, an opening to the kitchen and a door to...

Living/dining room:
 19'5" x 10'11"
 Double glazed with a dual aspect, feature fireplace and patio doors onto the rear garden.

Kitchen:
 12' max x 7'4"
 Double glazed with a rear aspect, fitted with a range of eye and base level units with roll edge tops and tiled surround, sink with drainer, oven, hob with extractor above, an under stairs storage cupboard, space for further utilities and a door to the side of the property.

The first floor landing is double glazed with a side aspect and boasts doors to...

Bathroom:
 Fitted with a panel enclosed bath, low level WC and hand wash basin.

Bedroom 2:
 10'7" x 10'4"
 Double glazed with a rear aspect and a built in airing cupboard.

Master bedroom:
 12'3" x 8'10"
 Double glazed with a front aspect, built in wardrobes and a built in storage cupboard above the stairs.

Outside:
 To the rear the property boasts a well maintained garden which is mainly laid with lawn but boasts a large decking area and access to both the side of the property, storage shed and studio. To the front the property boasts driveway parking which is laid with shingle.

Studio:
 17'4" x 10'9"
 Double glazed with a front aspect and patio doors onto the garden.

Storage shed:
 10'9" x 4'9"

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