



TOTAL FLOOR AREA : 940 sq.ft. (87.3 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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16 Deardon Way, Reading, Berkshire, RG2 9HE  
 Price £365,000 Freehold

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Masons are proud to offer to the market this 2/3 bedroom terrace home with potential to add an additional bedroom, situated on the Churchfields Development in the popular village of Shinfield. The property boasts excellent transport links with easy access into Reading and Wokingham as well as being a short drive to the M4 at Junction 11. The accommodation comprises of a 12ft bay fronted living room, a 9ft dining room, a 12ft kitchen, downstairs WC, a 10ft master bedroom with en suite shower room, 10ft second bedroom, a family bathroom and space for a potential third bedroom. Further benefits include gas central heating, UPVC double glazing, a 17ft garage, off road parking and the property is offered for sale with NO ONWARD CHAIN.

- NO ONWARD CHAIN.
- 2/3 bedroom
- Excellent transport links
- 12ft bay fronted living room
- 9ft dining room
- 12ft kitchen
- 10ft master bedroom with en suite
- 10ft second bedroom
- 17ft garage and off road parking

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Front door opens into the entrance hall which has doors to...

WC:

Fitted with a low level WC and hand wash basin.

Living room:

12'7" x 12'

Double glazed, bay fronted with a door to the hallway.

The hallway boasts stairs to the first floor landing, a storage cupboard and a door to the dining room.

Dining room:

9'7" x 8'2"

Double glazed with a rear aspect, patio doors leading onto the rear garden and an opening to the kitchen.

Kitchen:

12'11" x 7'1"

Double glazed with a rear aspect, fitted with a range of eye and base level units with roll edge tops and

tilled surround, gas hob with extractor above, oven, 1.5 sink with drainer and space for further appliances.

The first floor landing boasts an airing cupboard, an opening to a possible 7ft third bedroom and doors to...

Master bedroom:

10'4" x 9'7"

Double glazed with a rear aspect, built in wardrobe and a door to the en-suite.

En-suite:

Double glazed with a rear aspect, fitted with a panel enclosed shower, low level WC and hand wash basin.

Bedroom 2:

10'2" x 8'

Double glazed with a front aspect.

Bathroom:

Fitted with a bath, low level

WC and hand wash basin.

Outside:

To the rear the garden is mainly laid with lawn but boasts a small patio area, all of which is enclosed by timber fencing with gated access to the rear. To the front there is off road parking in front of the garage and a path leading to the front door.

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