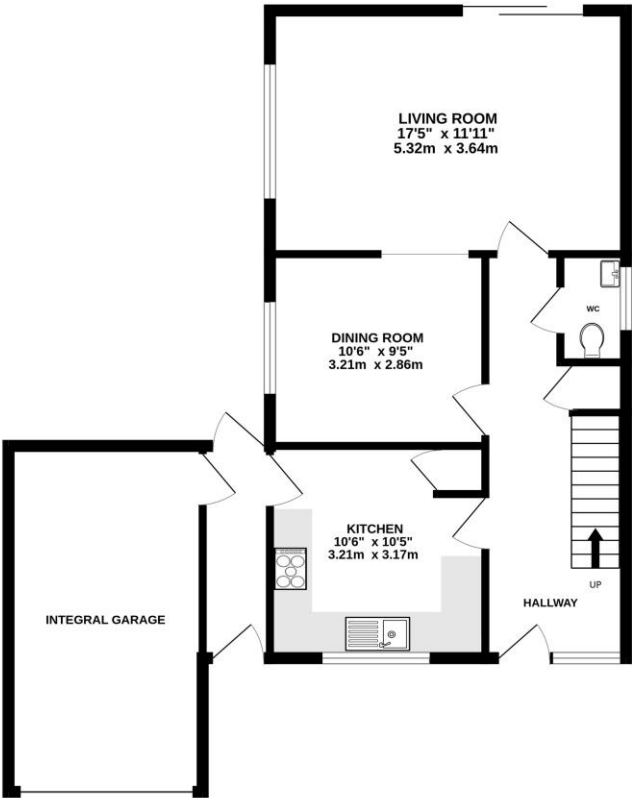


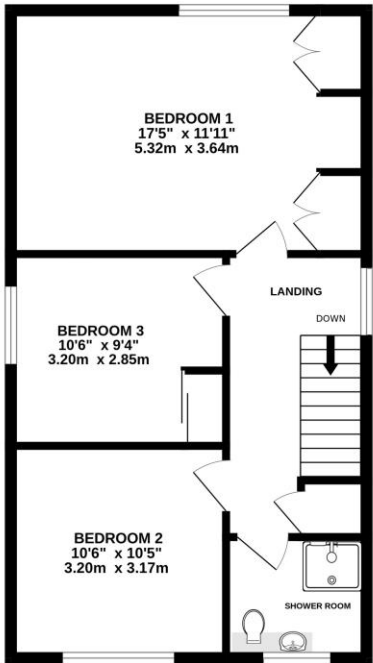


... move with ease

GROUND FLOOR
749 sq.ft. (69.6 sq.m.) approx.



1ST FLOOR
554 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA : 1303 sq.ft. (121.0 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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18 Farm Close, Purley on Thames, Reading, RG8 8BA
Price £440,000 Freehold

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18 Farm Close, Purley on Thames, Reading, RG8 8BA
Price £440,000 Freehold

Masons are proud to offer to the market this will presented 3 bedroom detached family home enjoying an elevated position and situated in a quiet, sought after cul-de-sac nearby countryside and open fields in Purley on Thames. The property boasts excellent transport links to Reading Town centre, Tilehurst Railway Station with links to central London, Oxford and Pangbourne village as well as a plethora of local amenities nearby including the highly regarded COE Primary School. The spacious accommodation comprises of a 17ft living room, a 10ft dining room, a 10ft modern kitchen, downstairs WC, a 17ft master bedroom with built in wardrobes, two further 10ft bedrooms and a shower room. Further benefits include driveway parking and a garage, UPVC double glazing, a fully enclosed and low maintenance rear garden as well as scope to extend subject to the necessary planning consents. **VIEWING RECOMMENDED.**

- Sought after cul-de-sac
- Excellent transport links
- 3 bedroom detached family home
- Driveway parking and integral garage
- 17ft living room
- 10ft dining room
- 10ft modern kitchen
- 17ft master bedroom
- Close to local amenities

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Front door opens into the entrance hall which boasts stairs to the first floor landing, an under stairs storage cupboard and doors to...

WC:

Double glazed with a side aspect, fitted with a low level WC and corner hand wash basin.

Kitchen:

10'5" x 10'6"
Double glazed with a front aspect, fitted with a range of modern eye and base level units with roll edge tops, sink with drainer, 5 burner gas hob with extractor above, integral dishwasher and space for further appliances as well as a storage cupboard. A door from the kitchen leads to a separate hallway which provides front and rear access as well as access to the integral garage.

Dining room:

9'4" x 10'6"
Double glazed with a side aspect and an opening into the living room.

Living room:

11'11" x 17'5"
Double glazed with a dual aspect and patio doors leading onto the garden.

The first floor landing boasts a storage cupboard and doors to...

Shower Room:

Double glazed with a front aspect, fitted with a panel enclosed shower or room for a bath if desired, low level WC and hand wash basin.

Bedroom 2:

10'5" x 10'6"
Double glazed with a front aspect.

Bedroom 3:

9'4" x 10'6"
Double glazed with a side

aspect and a built in wardrobe.

Bedroom 1:

11'11" x 17'5"
Double glazed with a front aspect and two built in wardrobes.

Outside:

To the front the property boasts a block paved driveway which provides off road parking for several vehicles, access to the garage and a path leading to the front door as well as a front garden which is mainly laid to lawn and boasts mature trees. To the rear the low maintenance garden is mainly laid with patio but boasts mature flower beds, trees and bushes, all of which is enclosed by timber fencing.

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