



TOTAL FLOOR AREA: 1471 sq.ft. (136.6 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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47 Bradley Road, Nuffield, Henley On Thames, RG9 5SG
 Price £425,000 Freehold



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10 Bridge Street, Caversham, Reading RG4 8AA t 0118 946 1140 e sales@masonsestateagents.com



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Masons are proud to offer to the market this well presented, 3/4 bedroom detached family home situated in Nuffield, between Henley on Thames and Wallingford. The spacious accommodation comprises of a porch, a 19ft living/dining room, a 14ft kitchen/breakfast room, a 9ft bedroom 4/study, a downstairs shower room, a 13ft bedroom 3, a 16ft master bedroom with fitted storage, a 12ft second bedroom with a built in wardrobe and a family bathroom. Further benefits of the property include a fully enclosed and well maintained rear garden, driveway parking, gas central heating and double glazing. **VIEWING RECOMMENDED.**

- 3/4 bedroom detached home
- 19ft living/dining room
- 14ft kitchen/breakfast room
- 16ft master bedroom with built in storage
- 2 further double bedrooms
- Gas central heating
- Double glazing
- Close to Henley on Thames & Wallingford
- Driveway parking

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Front door opens into the porch which is double glazed with a front aspect and boasts a door to the hallway. The hallway boasts an under stairs storage cupboard, stairs to the first floor landing and doors to...

Bedroom 3:
 13'4" x 9'6"
 Double glazed with a front aspect.

Shower room:

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

Kitchen/breakfast room:
 14'9" x 9'6"
 Double glazed with a side aspect, fitted with a range of eye and base level units with roll edge tops and tiled surround, 1.5 sink with drainer, five burner gas hob and space for further appliances.

Living/dining room:
 19'6" x 10'3"
 Double glazed with a dual aspect, patio doors leading to the rear garden and doors to bedroom 4/study.

Bedroom 4/study:
 9'7" x 8'11"
 Double glazed with a dual aspect.

The first floor landing boasts a Velux window and doors to...

Master bedroom:
 16'10" x 15'11"
 Double glazed with multiple Velux windows and two storage cupboards.

Bathroom:

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

Bedroom 2:
 12'6" x 9'11"

Double glazed with a front aspect and a Velux window with a side aspect, built in wardrobe.

Outside:

To the rear the property boasts a well maintained garden which is laid with lawn and a large patio area, as well as a variety of mature flowers, trees and shrubs, all enclosed by timber fencing and with side access to the front of the property. To the front the property boasts a shingle driveway offering parking for 2-3 cars.

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