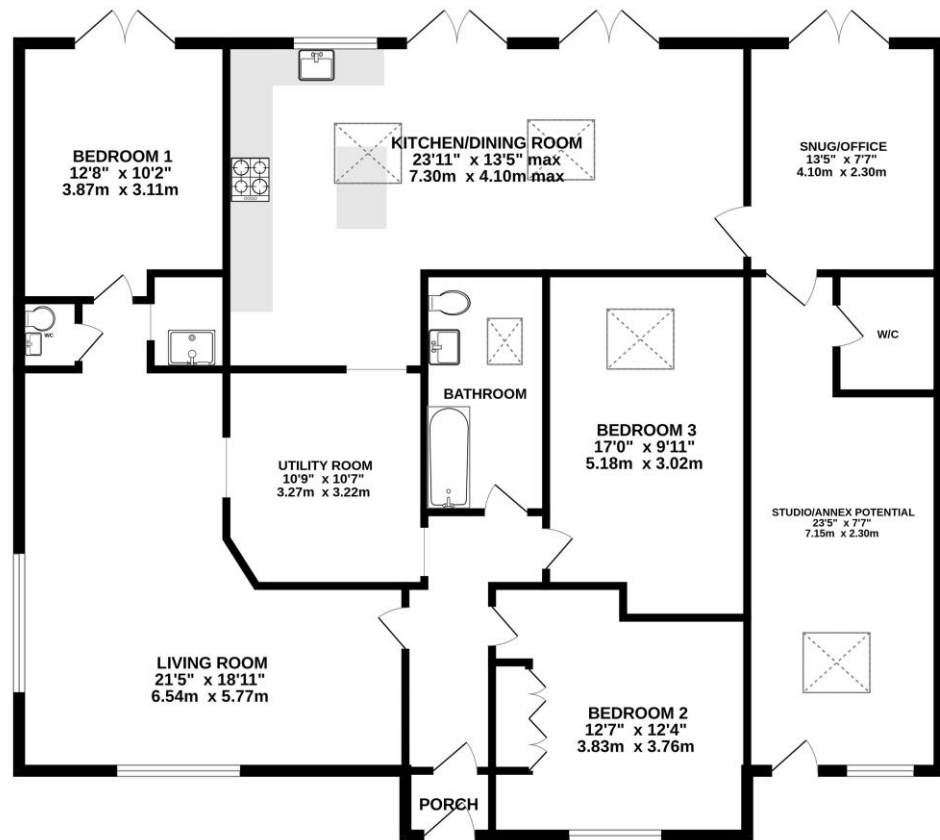




GROUND FLOOR
1683 sq.ft. (156.3 sq.m.) approx.



TOTAL FLOOR AREA : 1683 sq.ft. (156.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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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Red Kites, Russell Road, Tokers Green, Reading, RG4 9EJ
 Price £715,000 Freehold

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Russell Road, Tokers Green, Reading, RG4 9EJ
 Price £715,000 Freehold

Masons are proud to offer to the market this extended four bedroom bungalow, located on a sought after road in Tokers Green and close to Caversham & Reading centres, along with Reading mainline station. The property benefits from a 23ft open plan kitchen/dining area with doors opening to the garden, a 21ft living room, a 10ft utility room and a 23ft studio with separate access and annex potential and wc and plumbing ready for bathroom. Further benefits include a 13ft office/reception with doors to the garden, a master bedroom with ensuite, a family bathroom, off road parking and a well-tended rear garden. Viewing recommended.

- 23ft Open Plan Kitchen/Dining Area
- Master Bedroom with Ensuite
- 21ft Living Room
- Wood Burning Stove
- Well-Tended Garden
- 23ft Studio/Bedroom 4
- Annex Potential
- 13ft Office/Reception
- Off Road Parking

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Front door to entrance hall, which has doors to:

Living room:
 21'5" max x 18'11" max
 double glazed twin aspect, a wood burning stove and wooden flooring.

Open plan kitchen/dining area:
 23'11" x 13'5" max,
 double glazed rear aspect with skylight windows, a newly fitted kitchen with granite tops and tiled surround, a modern range of eye and base level units, a range cooker and extractor hood, an island bar with space and plumbing for appliances. Two sets of French doors opening to the rear garden and space for a table and chairs.

Utility room: 10'9" x 10'7"
 space and plumbing for additional appliances.

Studio/bedroom 4:
 23'5" x 7'7"
 double glazed front aspect with skylight windows, currently used as art studio with store room, has annex potential if desired. Door to:

WC: with plumbing ready for bathroom.

Office/reception:
 13'5" x 7'7"
 double glazed rear aspect, wooden flooring and French door to the garden.

Master bedroom:
 12'8" x 10'2"
 double glazed rear aspect with French doors opening to the rear garden, door to:

Ensuite: low level wc and wash basin and shower cubicle.

Bedroom 2: 12'7" x 12'4"
 double glazed front aspect.

Bedroom 3: 17'0" x 9'11"
 skylight.

Bathroom: skylight, panel enclosed bath with shower over, wash basin and low level wc.

Outside: To the front there is a garden with a variety of plants, shrubs and trees, along with off road parking and access to the front door, the studio and off road parking for several cars. To the rear there is a well-tended garden which is mainly laid to lawn with a large shingled seating area, a variety of plants, shrubs and flowers. There is also a wide side access to the property and a timber shed. Viewing recommended.

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