



TOTAL FLOOR AREA: 1009 sq.ft. (93.7 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 Marchwood Avenue, Emmer Green, Reading, RG4 8UH
Price £477,500 Freehold

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Masons are proud to offer to the market this three bedroom detached bungalow, located on a quiet road in Emmer Green and close to Caversham and Reading centres, along with Reading mainline station. The property benefits from 13ft dining room, a 18ft living room with sliding doors to the garden and kitchen. Further benefits include a master bedroom with ensuite ad built-in wardrobes, a large bathroom/wetroom, block paved driveway and garage with plumbing and electrics for washing machine and tumble dryer , along with a good sized private rear garden. NO ONWARD CHAIN. Viewing recommended.

- NO ONWARD CHAIN
- Quiet Location
- Dining Room
- Living Room
- Garage & Off Road Parking
- Three Bedrooms
- Good Sized Garden

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Front door to lobby which opens to:

Dining room: 13'7" x 10'0" double glazed front aspect, doors to:

Living room: 18'1" x 10'10" double glazed sliding doors to the rear garden, wood parquet flooring.

Kitchen: 9'0" x 8'10" double glazed side aspect, range of eye and base level units with roll edge tops and tiled surround, sink and drainer and space and

plumbing for appliances. Door to the side of the property.

Master bedroom: 11'9" x 11'3" double glazed front aspect, built-in wardrobes and door to:

Ensuite: shower and low level wc.

Bedroom 2: 10'7" x 9'5" double glazed rear aspect.

Bedroom 3: 9'11" x 9'1" double glazed rear aspect, built-in cupboards.

Bathroom: double glazed side aspect, wash basin and shower in a wet room.

wc: low level wc.

Outside: to the front there is block paved driveway for 2 or 3 cars and access to the garage with up and over door. To the rear there is a good sized garden, which is mainly laid to lawn with a patio are and a variety of plants, shrubs and fruit trees.

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