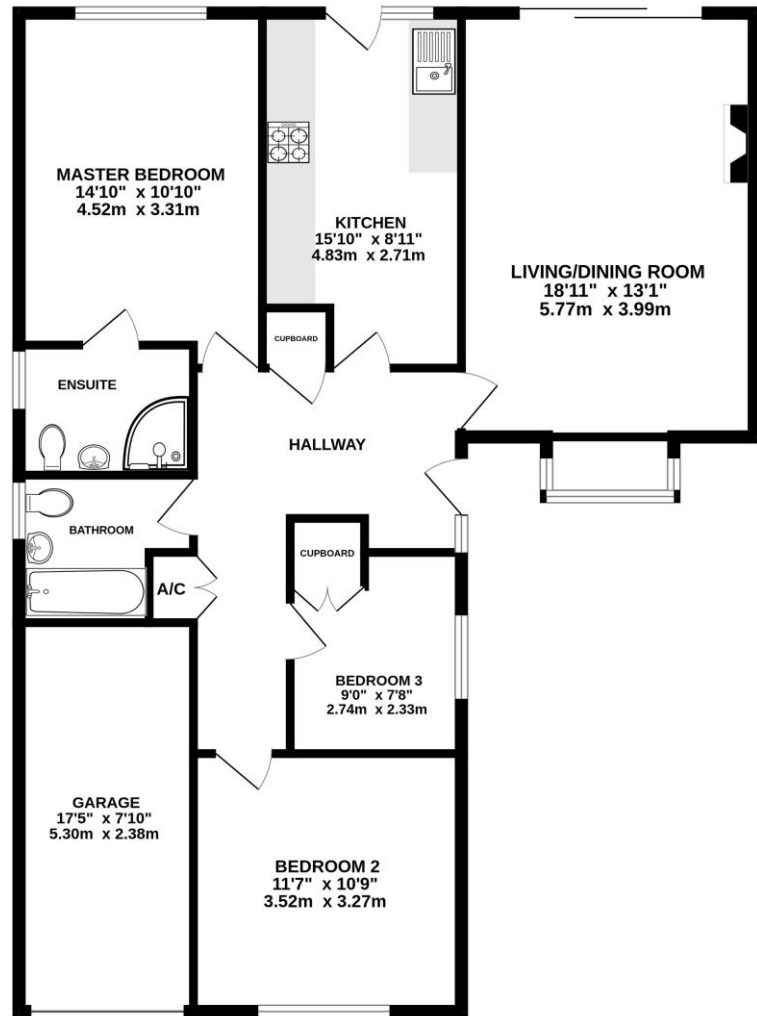




GROUND FLOOR  
1144 sq.ft. (106.2 sq.m.) approx.



TOTAL FLOOR AREA: 1144 sq.ft. (106.2 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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12 Ilex Close, Sonning Common, Reading, RG4 9LG  
Price £485,000 Freehold

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



12 Ilex Close, Sonning Common, Reading, RG4 9LG  
 Price £485,000 Freehold

Masons are proud to offer to the market this 3 bedroom detached bungalow situated in a popular and quiet cul de sac in Sonning Common, close to the village town centre which plays host to local amenities. The property boasts an abundance of potential with the spacious accommodation comprising of an 18ft bay fronted living/dining room, a 15ft kitchen, a 14ft master bedroom with en-suite, an 11ft second bedroom, a 9ft third bedroom and a family bathroom. Further benefits include driveway parking with a 17ft garage, gas central heating, UPVC double glazing and a private and fully enclosed rear garden. **VIEWING RECOMMENDED.**

- 3 bedroom
- Detached bungalow
- 18ft bay fronted living/dining room
- 15ft kitchen
- 14ft master bedroom with en-suite
- 11ft second bedroom
- UPVC double glazing
- 17ft garage
- Close to local amenities

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Front door opens into the hallway which boasts a side aspect, airing cupboard, storage cupboard and doors to...

Living/dining room:  
 18'11" x 13'1"  
 Double glazed, bay fronted with a dual aspect, gas fire and patio doors onto the garden.

Kitchen:  
 15'10" x 8'11"  
 Double glazed with a rear aspect, fitted with a range of eye and base level units with roll edge tops and tiled surround, sink with drainer, oven and hob as well as space for further utilities.

Master bedroom:  
 14'10" x 10'10"  
 Double glazed with a rear aspect and a door to the en-suite.

En-suite:  
 Double glazed with a side

aspect, fitted with a corner shower, low level WC and hand wash basin.

Bathroom:

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

Bedroom 2:  
 11'7" x 10'9"  
 Double glazed with a front aspect.

Bedroom 3:  
 9' x 7'8"  
 Double glazed with a side aspect and built in cupboard.

Outside:

To the rear the property boasts a fully enclosed garden which is mainly laid to lawn but boasts a large patio area and side access to the front of the property. At the front the property

boasts driveway parking, access to the garage and a generous garden which is laid to lawn but boasts mature bushes, shrubs and a tree.

Garage:  
 17'5" x 7'10"  
 Fitted with an up and over door.

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