



TOTAL FLOOR AREA : 855 sq.ft. (79.4 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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86 Beecham Road, Reading, Berkshire, RG30 2RE
Price £350,000 Freehold

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 Price £350,000 Freehold

Masons are proud to offer to the market this very well presented three bedroom end terrace house, located in West Reading and close to Reading West Station, along with Reading town centre and mainline station. The property has undergone major improvement by its current owners including a new 12ft kitchen with French doors opening to the garden, a newly fitted first floor bathroom and new double glazed sash windows throughout. Further benefits include a 13ft living room into bay window, an 11ft dining room, a 13ft master bedroom, a large rear garden and pedestrian side access. Viewing recommended.

- | | | |
|--|-----------------------|-----------------------|
| • New 12ft Kitchen with French Doors to Garden | • 13ft Living Room | • New Windows |
| • New Bathroom | • 11ft Dining Room | • Viewing Recommended |
| • Three Bedrooms | • 13ft Master Bedroom | |

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Front door to entrance which has the stairs to the first floor landing and opening to:

Living room:
 13'2" x 9'7" into double glazed bay window.

Dining room:
 11'2" x 10'6" sash double glazed rear aspect, cupboard under the stairs and door to:

kitchen: 12'8" x 7'6" sash double glazed twin aspect with French doors to the garden. A newly fitted kitchen with a range of eye and base level

units with solid wooden tops, one and half sink & drainer, integrated oven & hob and space and plumbing for additional appliances. French doors to the garden.

First floor landing has doors to:

Bedroom 1:
 13'1" x 11'3" sash double glazed front aspect.

Bedroom 2:
 11'3" x 7'10" sash double glazed rear aspect.

Bedroom 3:

8'0" x 6'11" sash double glazed rear aspect.

Bathroom: sash double glazed side aspect, a panel enclosed bath with shower over and shower screen, low level and wash basin.

Outside: There is pedestrian side access to the property. To the rear there is large garden mainly laid to lawn with a variety of plants, shrubs and trees, along with a timber shed, all enclosed by timber fencing.

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Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given.