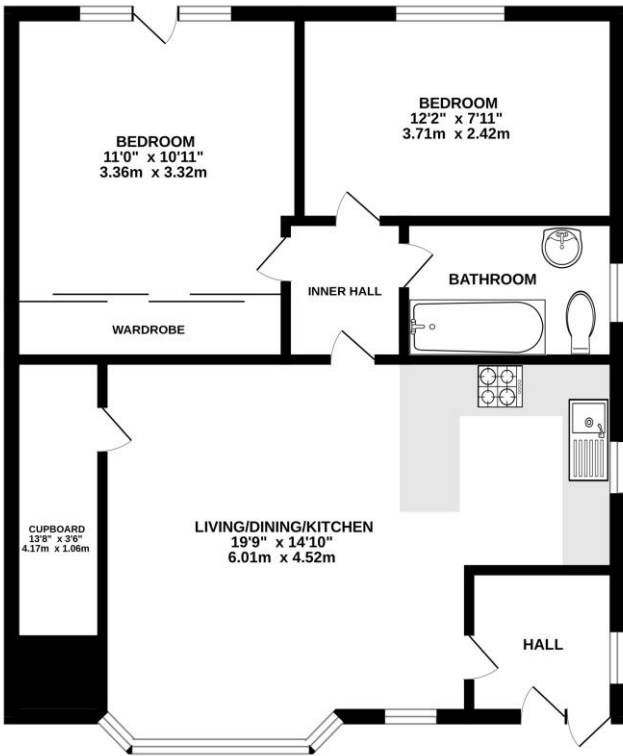




GROUND FLOOR



IVYDENE ROAD, READING, RG30 1HT

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.  
Made with Metropix ©2025



call us now on 0118 946 1140 [masonsestateagents.com](http://masonsestateagents.com)



23 Ivydene Road, Reading, RG30 1HT  
Price £260,000 Leasehold

10 Bridge Street, Caversham, Reading RG4 8AA t 0118 946 1140 e [sales@masonsestateagents.com](mailto:sales@masonsestateagents.com)





23 Ivydene Road, Reading, RG30 1HT  
Price £260,000 Leasehold

### Full Description

Masons are proud to offer to the market this spacious two bedroom ground floor maisonette, located in the west of Reading with great access to transport links to Reading mainline station, along with access to London. Ideal for first time buyers, this two double bedroom property is presented in good order throughout and benefits from a 19ft open plan living/dining/kitchen area, new bathroom, storage areas, private rear garden and off road parking. Viewing recommended.

- Off Road Parking
- Private Garden
- Close to Reading Station
- Two Double Bedrooms
- 19ft Open Plan Living Area
- Viewing Recommended
- New Bathroom

call us now on 0118 946 1140

masonsestateagents.com



Front door to entrance hall, which has the door opening to:

Living/dining/kitchen area: 19'9" x 14'10" into double glazed bay window, an open plan kitchen with a modern range of eye and base level units with roll edge tops & breakfast bar & tiled surround, integrated oven, hob & extractor, space & plumbing for additional appliances.

Bedroom 1: 11'0" x 10'11" double glazed rear aspect, built-in wardrobe.

Bedroom 2: 12'2" x 7'11" double glazed rear aspect.

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

Storage cupboard: large walk-in storage area.

Outside: To the front there is off road parking and access to the front door. To the rear there is a private garden, that is laid to lawn and enclosed by timber fencing.

Ground rent £10 per annum and 936 years on lease.

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