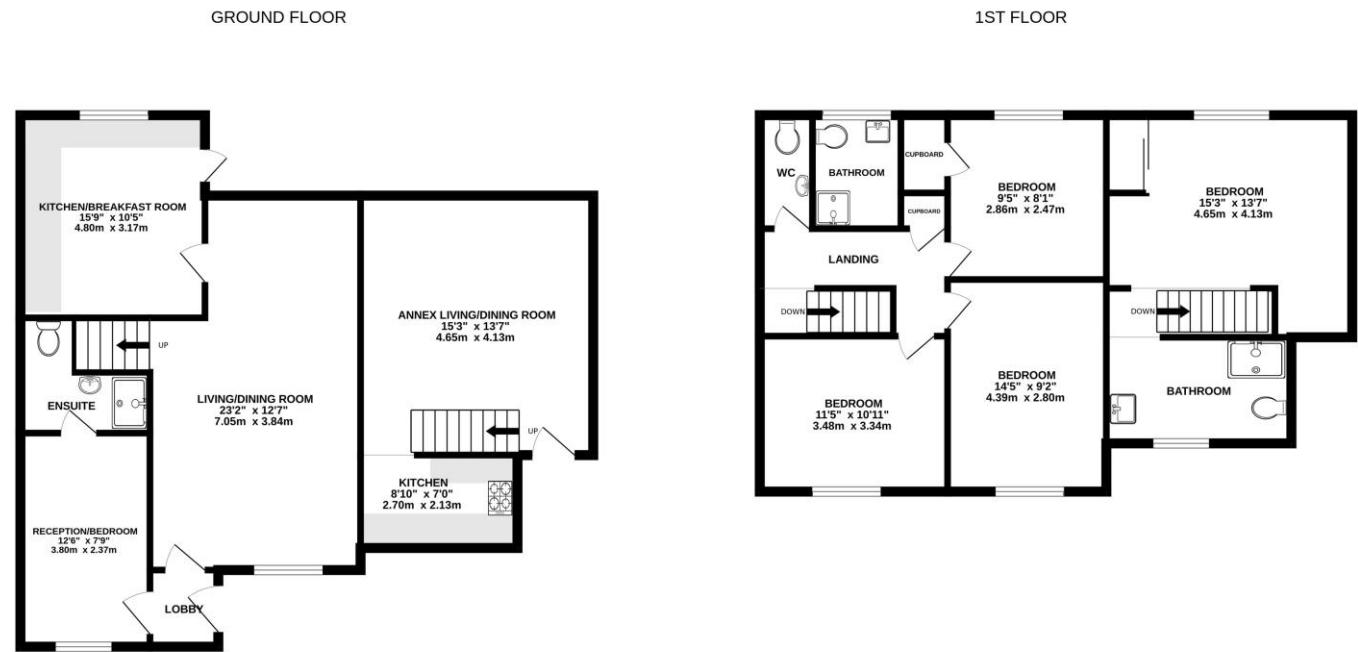




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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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8 Talbot Close, Caversham, Reading, RG4 5BN
Price £530,000 Freehold



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Masons are proud to offer to the market this two storey extended 4/5 bedroom property, situated on a large corner plot in Caversham and close to Caversham and Reading centres, along with Reading mainline station. The property has a self contained annex, which if desired can be reinstated to make part of the main house. The property has undergone major improvements and benefits from a 23ft living/dining room, a 12ft reception/bedroom with ensuite, a 15ft kitchen breakfast room, a 14ft master bedroom and family bathroom. The Annex includes a 15ft living/dining room, a 8ft kitchen, a 15ft bedroom and a bathroom. Further benefits include a large corner plot garden and off road parking. Viewing recommended and **NO ONWARD CHAIN.**

- 4/5 Bedrooms Two Storey Extended
- Self Contained Annex can be Reinstated to Main House
- Presented in Good Order Throughout
- NO ONWARD CHAIN
- 23ft Living/Dining Room
- 15ft Living/Dining room (Annex)
- 15ft Kitchen
- Viewing Recommended

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Main house: Front door to lobby, which has doors to:

Living/dining room: 23'2" x 12'7" double glazed twin aspect, French doors to the garden.

Reception/bedroom: 12'8" x 7'9" double glazed front aspect.

Ensuite: shower cubicle, low level and wash basin.

Kitchen breakfast room: 15'9" x 10'5" double glazed rear aspect, a modern range of eye and base level units with roll edge tops and tiled surround, sink and drainer, oven, hob and extractor and space and plumbing for additional appliances.

First floor landing has doors to:

Bedroom 1: 14'5" x 9'2" double glazed front aspect.

Bedroom 2: 11'5" x 10'11" double glazed front aspect.

Bedroom 3: 9'5" x 8'1" double glazed rear aspect.

Bathroom: double glazed rear aspect, a shower cubicle and low level wc.

WC: a low level wc.

Annex:

Front door to:

Living/dining room: 15'3" x 13'7" double glazed sliding door to the garden.

Kitchen: 8'10" x 7'0" double glazed front aspect, a modern range of eye and base level units with roll edge tops and tiled surround, oven, hob and extractor and space and plumbing for additional appliances.

Bedroom: 15'3" x 13'7" double glazed rear aspect.

Bathroom: double glazed front aspect, a walk-in shower, low level wc and wash basin.

Outside: to the front there is off road parking and access to the side of the property. To the rear there is a good size corner plot which is mainly laid to lawn with a variety of plants and shrubs. Viewing recommended.

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