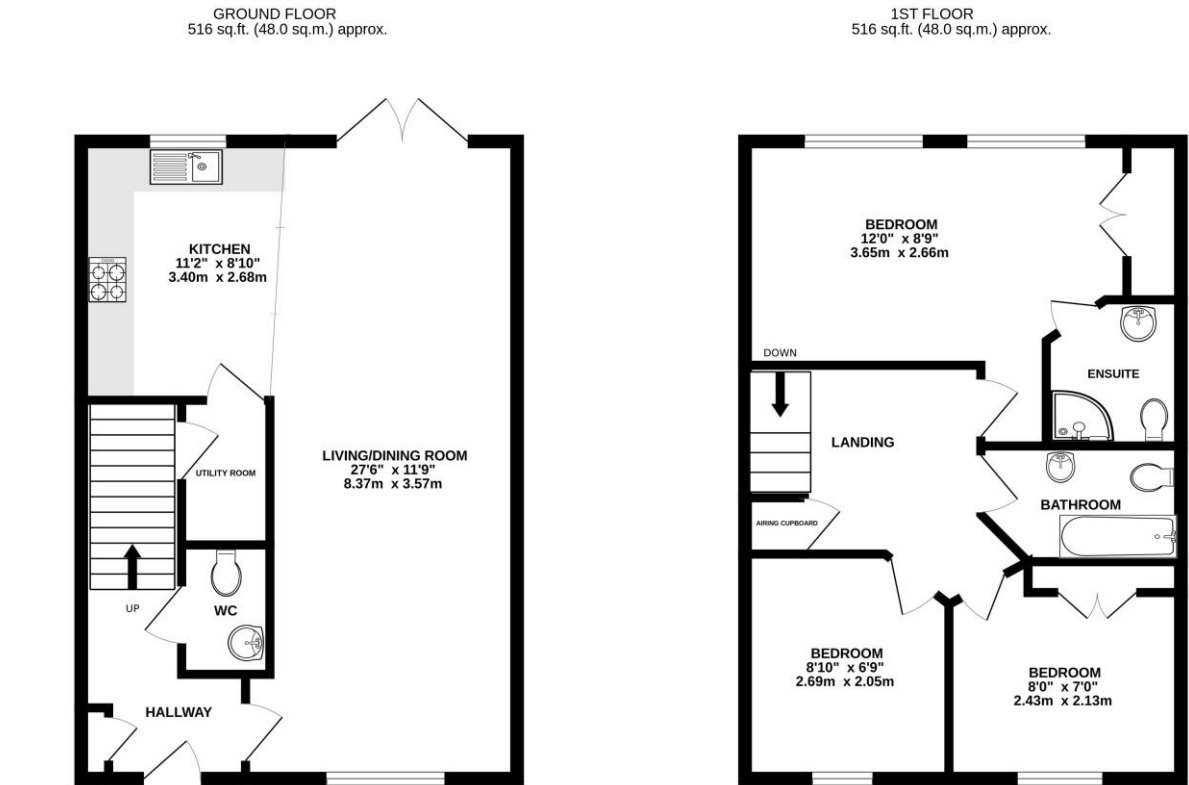




MASONS
ESTATE AGENTS



4 Sailcloth Close, Reading, RG1 2BG
Price £440,000 Freehold



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Masons are proud to offer to the market this attractive modern three bedroom terrace house, located on a private road in Reading centre and within walking distance of Reading mainline station and within easy access on the M4 Motorway. The property is presented in immaculate condition throughout and benefits from a 27ft living/dining room with French doors to the garden, a modern 11ft kitchen, a utility room and a downstairs cloakroom. Further benefits include a 12ft master bedroom with built-in wardrobe and ensuite, two further bedrooms, a family bathroom, off road parking for two cars and good size rear garden. Viewing recommended.

- Three Bedrooms
- Private Road in Central Location
- 27ft Living/Dining Room
- 11ft Modern Kitchen & Utility Room
- Downstairs Cloakroom
- 12ft Master Bedroom with Ensuite
- Family Bathroom
- Off Road Parking for 2 Cars
- Good Size Rear Garden

Front door to entrance hall, which has the stairs to the first floor and doors to:

Living/dining room: 27'6" x 11'9" double glazed twin aspect with French doors opening to the rear garden.

Kitchen: 11'2" x 8'10" double glazed rear aspect, a modern range of eye and base level units with roll edge tops, one & a half sink & drainer, integrated oven, hob & extractor. Door to:

Utility room: units with plumbing and space for appliances.

Cloakroom: low level wc and wash basin. First floor landing has doors to:

Master bedroom: 12'0" x 8'9" double glazed rear aspect, built-in wardrobe and door to:

Ensuite: Shower cubicle, a low level wc and wash basin.

Bedroom 2: 8'0" x 7'0" double glazed front aspect, built-in wardrobe.

Bedroom 3: 8'10" x 6'9" double glazed front aspect.

Family bathroom: a panel enclosed bath with shower over, a low level wc and wash basin.

Outside: to the front there is off road parking for 2 cars. To the rear there is a good size garden that is mainly laid to lawn, a patio area and a raised bed.

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