



9 Tredegar Road, Emmer Green, Reading, RG4 8QE
Price £675,000 Freehold



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



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Masons are proud to offer to the market, boasting NO ONWARD CHAIN, this extended 4 bedroom detached family home situated in a sought after road in Emmer Green, close to Caversham/Reading centres along with Reading mainline station and within Emmer Green Primary School & Highdown Secondary School catchment area. The property has been well maintained but boasts an abundance of potential with the spacious accommodation comprising of an 18ft living room, a separate 11ft dining room, a 12ft kitchen, an 11ft utility room, a 17ft integral garage, a 12ft master bedroom, two further double bedrooms, a 14ft office/5th bedroom, a further 8ft single bedroom and a family bathroom. Further benefits of the property include driveway parking for several cars, UPVC double glazing, gas central heating, a well maintained and private rear garden and the property is offered for sale with NO ONWARD CHAIN. VIEWING RECOMMENDED.

- NO ONWARD CHAIN
- Detached family home
- Driveway parking with a 17ft garage
- 4/5 bedroom
- 18ft living room
- Sought after road in Emmer Green
- Extended
- 11ft dining room
- Emmer Green Primary School catchment area

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Front door opens into the entrance hall which boasts a storage cupboard, stairs to the first floor landing and doors to...

Office/bedroom 5:
 14'7" x 8'4"
 Double glazed with a dual aspect and built in storage cupboard.

WC:
 Side aspect, fitted with a low level WC and hand wash basin.

Living Room:
 18'4" x 11'8"
 Double glazed with multiple aspects, feature fireplace and sliding doors onto the dining room.

Dining Room:
 11'8" x 11'7"
 Double glazed with a rear aspect, a door opening onto the garden and a door to the kitchen.

Kitchen:
 12'8" x 8'3"
 Double glazed with a rear aspect and a door to the utility room. Fitted with a range of eye and base level modern units with roll edge tops, 1.5 sink with drainer, electric hob with extractor above, built in oven

and grill.
 Utility Room:
 11'4" x 8'5"
 Double glazed with a dual aspect, a door to both the integral garage and one to the garden, built in worktop with sink and drainer as well as space underneath for further appliances.

Integral Garage:
 17'3" x 12'2"
 Side aspect with multiple windows and an up and over door.

The first floor landing is double glazed with a side aspect and has doors to...

Master bedroom:
 12'6" x 9'9"
 Double glazed with a front aspect and three built in wardrobes.

Bedroom 2:
 12'9" x 9'5"
 Double glazed with a front aspect and a built in wardrobe.

Bedroom 3:
 11'7" x 9'9"
 Double glazed with a rear aspect and a built in wardrobe.

Bedroom 4:

8'10" x 8'5"
 Double glazed with a rear aspect, built in airing cupboard and wardrobe.

Shower Room:
 Double glazed with a rear aspect, panel enclosed shower, low level WC and hand wash basin.

Outside:
 To the rear the property boasts a well maintained private garden which is mainly laid to lawn but boasts a patio area, side access to the front of the property, mature shrubs, bushes and a flower bed which is all enclosed by timber fencing. To the front the property boasts a garden which is mainly laid to lawn, boarded by mature hedges, enclosed by a brick wall and hosting a block paved driveway.

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