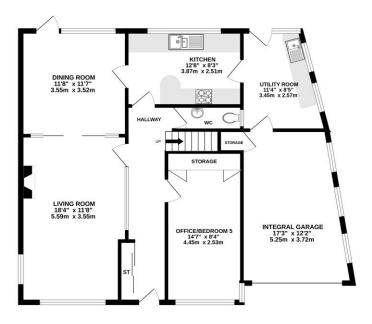
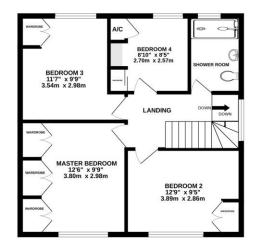
## ... move with ease

1ST FLOOR 586 sq.ft. (54.5 sq.m.) approx.

GROUND FLOOR 992 sq.ft. (92.1 sq.m.) approx





TOTAL FLOOR AREA : 1578 sq.ft. (146.6 sq.m.) approx. een made to ensure the accuracy of the floorplan contained here, measurement and any other items are approximate and no responsibility is taken for any error it. This plan is for illustrative purposes only and should be used as such by any



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## MASONS

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



9 Tredegar Road, Emmer Green, Reading, RG4 8QE Price £675.000 Freehold

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

Extended

- Detached family home
- 4/5 bedroom
- Driveway parking with a 17ft garage
- 18ft living room
  - 11ft dining room
- Emmer Green Primary School catchment area

• Sought after road in Emmer Green

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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 eve and base level modern units with roll edge tops, 1.5 sink with drainer, electric hob with extractor above, built in oven

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.

and grill.

Utility Room:

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:

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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.

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

8'10" x 8'5"

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.