



TOTAL FLOOR AREA : 1493sq.ft. (138.7 sq.m.) approx.
 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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37 Tredegar Road, Emmer Green, Reading, RG4 8PF
 O.I.E.O. £650,000 Freehold



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Masons are pleased to present this spacious family home situated in a quiet and sought after residential location with views onto the Hemdean Valley. Within walking reach of Caversham and Emmer Green local amenities, the property is in close proximity to both Primary and Secondary Schooling options. Central Reading is just 3 miles distant. The property has been fastidiously maintained to an excellent standard by the current owners with the benefits of modernisation throughout. This includes a beautiful kitchen complimented with granite open work tops with integrated sink bowls, family eating area, newly fitted kitchen appliances with induction hob and offering plentiful storage options. The property comprises of a double length garage with steps from the driveway leading to a sheltered balcony feature frontage offering views onto the Hemdean Valley from which the home is entered. This family home consists of an 18ft living room, an 8ft study/office, a 9ft separate dining room, a 12ft kitchen, a 6ft utility room, a downstairs cloakroom, a 12ft master bedroom with en-suite shower room, 3 further double bedrooms and a modern family bathroom. The garden has been completely landscaped into three tiered bespoke areas to enjoy family living. This includes a multiple level waterfall feature with garden lighting facilities installed as a main feature together with a family seating patio area with separate covered BBQ preparation area, surrounded by easy to maintain raised borders with planted trees with a natural canopy which together, offers privacy to the flat lawned area with feature steps leading up to a further circular patio and bespoke pergola location, covered with an established vine where views can be enjoyed across the garden area and into the surrounding country side. Tredegar Road offers several nearby bridleways which lead onto charming, protected countryside and to appreciate the benefits that the location and property have to offer, a viewing is highly recommended. **NO CHAIN.**

- 17ft garage & driveway parking
- 18ft living room
- 8ft study/office
- 12ft master bedroom with en-suite
- 4 double bedrooms
- Highly desirable road
- Good condition throughout
- Fully landscaped garden
- 6ft utility room

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Front door opens into the hallway which boasts stairs leading to the first floor landing, an under stairs storage cupboard and doors to...

Study/office:
8' x 6'6"
Double glazed with a front aspect.

Living Room:
18'6" x 11'7"
Double glazed with a dual aspect, feature fireplace and sliding doors leading to the rear garden.

Dining Room:
9'7" x 8'5"
Double glazed bay with a front aspect.

WC:
Fitted with a low level WC and hand wash basin.

Kitchen:
12'8" x 8'5"
Double glazed with a rear aspect, fitted with a range of modern eye and base level units with granite tops and splash back, sink with drainer, oven, electric hob with extractor above, space for further appliances and an opening to the utility room.

Utility Room:
6'9" x 6'1"
Double glazed with a rear aspect, fitted with a door to the rear garden, sink, boiler and space for appliances.

The first floor landing boasts an airing cupboard and doors to...

Master Bedroom:
12'8" x 11'9"
Double glazed bay with a front aspect and a door to the en-suite shower room.

En-suite:
Double glazed with a front aspect, fitted with a corner shower, low level WC and hand wash basin.

Bedroom 2:
11'9" x 9'11"
Double glazed with a rear aspect.

Bedroom 3:
10'2" x 8'5"
Double glazed with a front aspect.

Bedroom 4:
10'4" x 8'5"
Double glazed with a rear aspect.

Family bathroom:

Double glazed with a rear aspect, fitted with a bath, low level WC and hand wash basin.

Outside:

To the rear the property boasts a well maintained tiered garden which plays host to a patio area on the lower level, stairs to the first level which is mainly laid to lawn but has a patio area, a further set of steps which are bordered by cobble stone and lead to the top level which boasts a pergola and views across Bugs Bottom. The rear garden is fully enclosed by timber fencing and is well established offering a high level of privacy. The front has driveway parking for several vehicles, access to the garage, store and stairs which lead to the front door of the property.

Garage:
17'5" x 8'10"
Fitted with an up and over door.

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