



TOTAL FLOOR AREA : 680 sq.ft. (63.1 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.  
Made with Metropix ©2023



call us now on 0118 946 1140

masonsestateagents.com

MASONS  
ESTATE AGENTS



44a Kidmore End Road, Emmer Green, Reading, Berkshire RG4 8SE  
O.I.E.O. £400,000 Freehold

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





44a Kidmore End Road, Emmer Green, Reading, Berkshire RG4 8SE  
O.I.E.O. £400,000 Freehold

Masons are proud to offer to the market this immaculately presented two bedroom terrace family home situated on a popular road in Emmer Green close to Caversham and Reading centres, along with Reading mainline station as well as being close to local amenities including bus stops, post office, supermarket and a doctors surgery. Kidmore End Road is a sought-after residential location and falls within the school catchment area of Ofsted outstanding Emmer Green Primary School and the much admired, academy status Highdown Secondary School & Sixth Form Centre, both of which are within a few minutes` walk. Built in 2009 the property has been constructed in a traditional Victorian style but boasts a modern and contemporary interior. The accommodation comprises of a 15ft living room, a 12ft modern kitchen/breakfast room with integral appliances, downstairs cloakroom/wc, two double bedrooms and a good sized family bathroom. Further benefits of the property include gas central heating, UPVC double glazing and a generous rear garden. VIEWING RECOMMENDED.

- Immaculately presented throughout
- Close to local amenities
- OFSTED outstanding school catchment
- Modern period style terrace property
- 12ft kitchen/breakfast room
- 15ft living room
- Generous rear garden
- Modern first floor bathroom with walk in shower
- Ground floor cloakroom/WC

call us now on 0118 946 1140

masonsestateagents.com



Front door opens into the hallway which boasts stairs leading to the first floor landing and doors to...

Kitchen:  
12'11" x 9'2"  
Double glazed front aspect, fitted with a range of eye and base level units with recently fitted roll edge tops and newly laid tiled surround, a 1.5 sink with drainer and integral appliances including oven, dishwasher, washing machine and fridge freezer.

Living room:  
15'10" x 10'4"  
Double glazed rear aspect with double doors leading onto the

rear garden.

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

First floor landing has doors to...

Bedroom 1:  
13'5" x 9'7"  
Double glazed twin aspect, fitted with a storage cupboard and wardrobe.

Bedroom 2:  
9'6" x 8'9"  
Double glazed rear aspect.

Bathroom:  
7'4" x 5'2"  
Double glazed rear aspect, fitted with a panel enclosed bath,

low level WC, hand wash basin and a walk in shower enclosure.

Outside:

The fully enclosed rear garden is mainly laid to lawn bordered with slated edges, a patio area to the front and a decked area at the end of the garden which also has a garden shed for storage.

To the front the property offers a small garden area mainly laid to slate with a path leading to the front door.

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