... move with ease



Total area: approx. 142.7 sq. metres (1536.4 sq. feet) These floor plans are not to scale and are for guidance pur Plan produced using PlanUp.



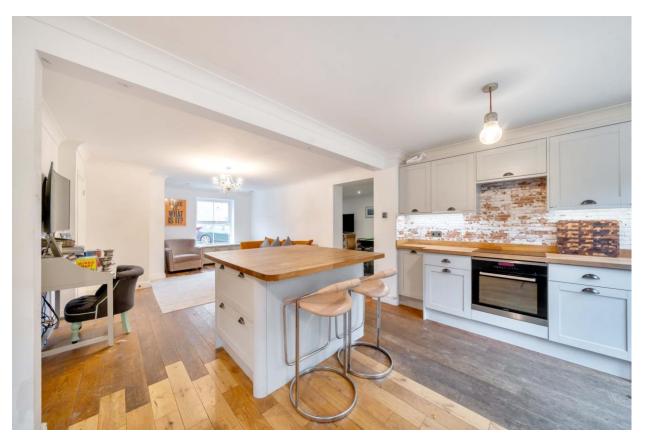


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14 Blaenant, Emmer Green, Reading, RG4 8PH Price £615,000 Freehold



14 Blaenant, Emmer Green, Reading, RG4 8PH Price £615,000 Freehold

Masons are proud to offer to the market this attractive two storey extended four bedroom detached house, located on a sought after road in Emmer Green and close to Caversham and Reading centres, along with Reading mainline station. The property benefits from a 27ft open plan kitchen/dining/living space, a 27ft lounge/reception 2, a downstairs cloakroom, a utility room and a 16ft office. Further benefits include a 16ft master bedroom with ensuite, three further bedrooms, a family bathroom, a private rear garden and off road parking. Viewing recommended.

- Two Storey Extension
- Four Bedrooms

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- 16ft Master Bedroom With Ensuite
- 27ft Open Plan Kitchen/Dining/Living
- 27ft Lounge/Reception 2
- Downstairs wc
- 16ft Office
- Off Road Parking
- Viewing Recommended



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

a modern range of eye and

wooden tops complete with

appliances, oven, hob and

wooden flooring and space

for table and chairs, along

with sofa and French doors

opening to the rear garden.

double glazed twin aspect,

a feature fireplace with

wood burning stove and

French doors opening to

Cloakroom: low level wc

base level units with solid

island bar, integrated

extractor, tiled and

Lounge/Reception 2:

27'3" x 9'9"

the garden.

and wash basin.

27'3" x 16'4"

Utility room: 8'3" space and plumb appliances.

Office/Playroom: Kitchen/dining/living area: 16'1" x 8'3" double glazed sid with French door double glazed twin aspect,

> First floor landing doors to:

the garden.

Master bedroom: 16'8" x 9'9" double glazed as to:

Ensuite bathroom glazed front aspe in shower, low lev and wash basin.

Bedroom 2: 10'8" x 8'9" double glazed front aspect, built-in wardrobe.





x 5'7" bing for	Bedroom 3: 10'10" x 9'3" double glazed rear aspect.
de aspect	Bedroom 4: 7'4" x 5'9" double glazed front aspect, built-in wardrobe.
rs open to g has	Family bathroom: double glazed rear aspect, panel enclosed bath, low level wc and wash basin.
: spect, door m: double ect, walk- evel wc	Outside: to the front there is off road parking and access to the front and the side of the property. There is a good size L shaped rear garden, that is laid to astro turf and decking that is all enclosed by timber fencing.