



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



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



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

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

Kitchen/dining/living area: 27'3" x 16'4" double glazed twin aspect, a modern range of eye and base level units with solid wooden tops complete with island bar, integrated appliances, oven, hob and extractor, tiled and wooden flooring and space for table and chairs, along with sofa and French doors opening to the rear garden.

Lounge/Reception 2: 27'3" x 9'9" double glazed twin aspect, a feature fireplace with wood burning stove and French doors opening to the garden.

Cloakroom: low level wc and wash basin.

Utility room: 8'3" x 5'7" space and plumbing for appliances.

Office/Playroom: 16'1" x 8'3" double glazed side aspect with French doors open to the garden.

First floor landing has doors to:

Master bedroom: 16'8" x 9'9" double glazed aspect, door to:

Ensuite bathroom: double glazed front aspect, walk-in shower, low level wc and wash basin.

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

Bedroom 3: 10'10" x 9'3" double glazed rear aspect.

Bedroom 4: 7'4" x 5'9" double glazed front aspect, built-in wardrobe.

Family bathroom: double glazed rear aspect, panel enclosed bath, low level wc and wash basin.

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.

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