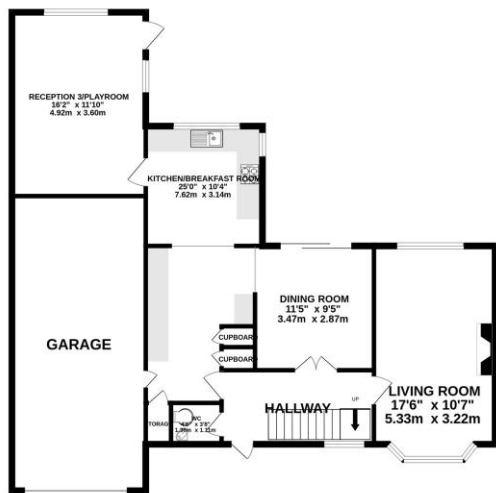




GROUND FLOOR

1ST FLOOR



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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6 Marchwood Ave, Emmer Green, Reading, RG4 8UH  
Price £820,000 Freehold



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6 Marchwood Ave, Emmer Green, Reading, RG4 8UH  
 Price £820,000 Freehold

Masons are proud to offer to the market this extended four bedroom family home with planning permission approved for a 2 storey extension, located on a sought after quiet residential road in Emmer Green. Situated on a large plot, this family home boasts a large private rear garden complete with a detached 17ft home office with shower room. Further benefits include a 25ft modern kitchen/breakfast room with views of the rear garden, 11ft dining room with sliding doors to rear patio, 17ft living room, 16ft reception 3/playroom, downstairs WC, large garage and off road parking for several vehicles. Viewing recommended.

- Extended Four Bedroom
- Large Plot
- Detached Home Office & Shower Room
- 17ft Living Room
- 11ft Dining Room
- 16ft Reception/Palyroom
- Downstairs wc
- 25ft Kitchen Breakfast Room
- NO ONWARD CHAIN

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

Living Room: 17'6' x 10'7' twin double glazed aspect, with wood burning stove.

Dining Room: 11'5' x 9'5' double glazed rear aspect, sliding door to patio.

Kitchen/Breakfast Room: 25' x 10'4' double glazed twin aspect, modern fitted kitchen with eye and base level units with roll edged tops and tiled surround, fitted appliances and space and plumbing for additional appliances.

Reception Room/Playroom: 16'2' x 11'10' double glazed twin aspect with door to rear garden.

WC: Low level WC, wash basin.

First floor landing has doors to:

Bedroom 1: 12'8' x 12' double glazed rear aspect with built in wardrobes.

Bedroom 2: 11' x 9'6' double glazed rear aspect with built in wardrobes.

Bedroom 3: 12'4' x 7'1' double glazed rear aspect with built in wardrobes and access to boarded loft with pull down ladder.

Bedroom 4: 9'2' x 5'7' double glazed front aspect with built in wardrobe.

Family bathroom: Double glazed front aspect, panel enclosed bath with shower over, low level WC and wash basin.

Home Office: 17'0" x 13'9" double glazed twin aspect, storage cupboard and door to:

Shower room: shower cubicle, low level wc and wash basin.

Outside: to the rear is a large garden mainly laid to lawn with a variety of plants and shrubs, patio area, side access and all enclosed with timber fencing. There is also a newly fitted 17ft detached home office with shower room. To the front is a garden laid to lawn with block paved parking area for several vehicles, access to the garage and path to the front door.

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