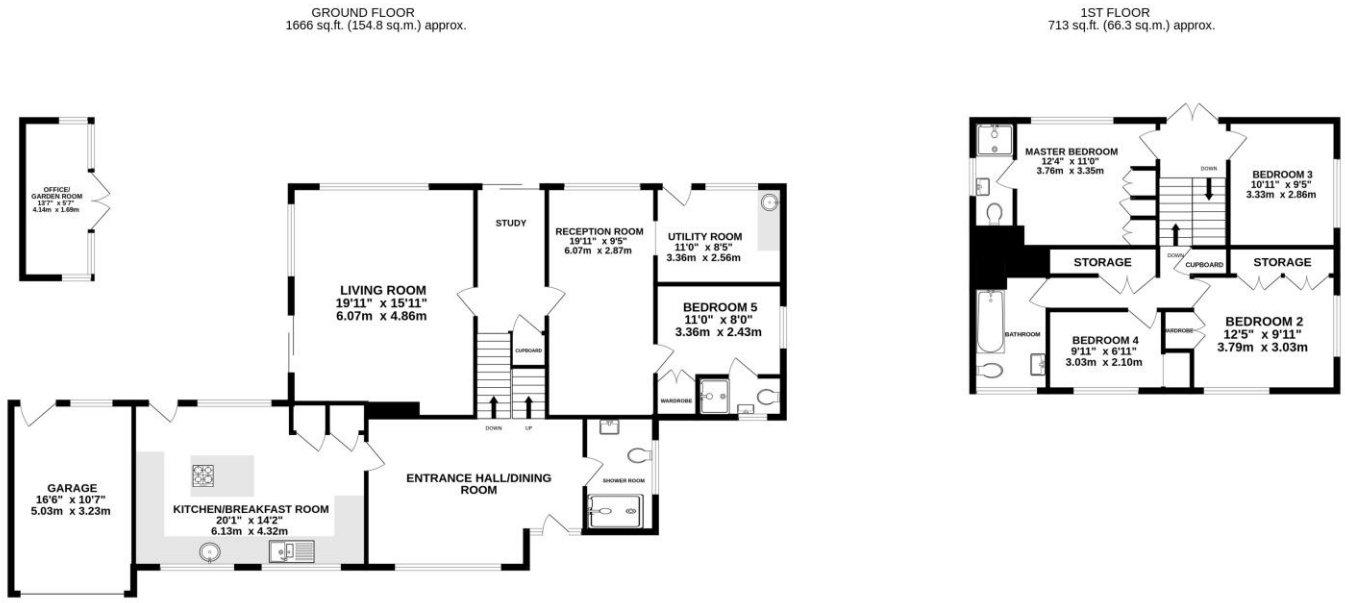




**MASONS**  
ESTATE AGENTS



**TOTAL FLOOR AREA: 2379 sq.ft. (221.0 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 ©2024

4 Sheep Walk, Emmer Green, Reading, RG4 8NE  
 Price £1,100,000 Freehold



call us now on 0118 946 1140      masonsestateagents.com

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



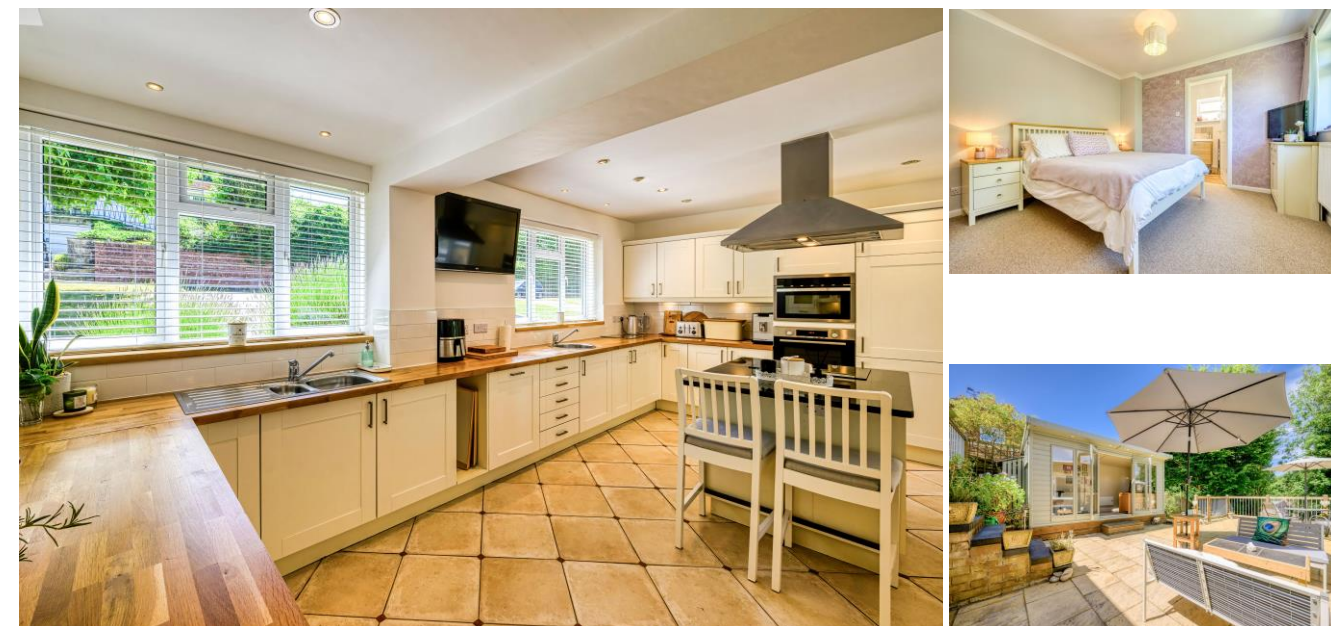
4 Sheep Walk, Emmer Green, Reading, RG4 8NE  
Price £1,100,000 Freehold

Masons are proud to offer to the market this substantially extended 5 bedroom detached family home situated in a quiet and peaceful cul-de-sac with potential for a self contained annex in Emmer Green. The property has undergone a complete refurbishment by the current owners including the installation of all new doors, four new bathrooms, new flooring, and the installation of a garden room which has electricity, lighting, air conditioning and heating. The almost 2400sqft of versatile accommodation comprises of a 20ft kitchen/breakfast room, a 19ft living room, an 18ft entrance hall/dining room, four modern bathrooms/shower rooms two of which are en-suites, three double bedrooms on the first floor as well as a further single bedroom and finally the potential for a self contained annex on the lower ground floor. The potential self contained annex comprises of a 19ft reception room, an 11ft bedroom with wardrobe & en-suite and an 11ft utility room which could easily be converted into a kitchen. Further benefits include driveway parking for several vehicles, a 16ft garage, UPVC double glazing, gas central heating, and excellent nearby schooling. **VIEWING RECOMMENDED.**

- Annex potential
- 5 bedrooms
- 4 bathrooms
- 20ft kitchen/breakfast room
- 19ft living room
- 13ft garden room/office
- Detached family home
- Completely refurbished
- Quiet location in Emmer Green

call us now on 0118 946 1140

masonsestateagents.com



Front door opens into...

Entrance hall/dining room:  
18'10" x 13'  
Double glazed with a front aspect, stairs going to the lower ground floor as well as the first floor and doors to...

Shower Room:

Double glazed with a side aspect, fitted with a panel enclosed shower, low level WC and hand wash basin.

Kitchen/breakfast room:  
20'1" x 14'2"

Double glazed with a dual aspect, fitted with a modern range of eye and base level units with solid wood work tops and tiled surround, 1.5 sink with drainer, additional sink, integral oven, dishwasher, wine cooler, fitted island with electric hob and extractor above, two storage cupboards and a door onto the garden.

Stairs from the upper ground floor lead to the lower ground floor which boasts a study space with sliding doors onto the garden, an understairs storage cupboard and doors to...

Living Room:  
19'11" x 15'11"  
Double glazed with a dual aspect and sliding doors onto the garden.

Annex potential which currently consists of...

Reception room:  
19'11" x 9'5"  
Double glazed with a rear aspect and a door and opening to...

Bedroom 5:  
11' x 8'

Double glazed with a side aspect, built in wardrobe and a door to the en-suite.

En-suite:

Double glazed with a front aspect, fitted with a panel enclosed shower, low level WC and hand wash basin.

Utility room/potential kitchen:  
11' x 8'5"

Double glazed with a rear aspect, fitted with a wooden work top, sink, eye and base level units and a door to the garden.

Stairs from the upper ground floor lead to the lower first floor which boasts double doors onto a roof terrace and doors to...

Master bedroom:  
12'4" x 11'

Double glazed with a rear aspect, fitted with built in wardrobes and a door to the en-suite.

En-suite:

Double glazed with a side aspect, fitted with a panel enclosed shower, low level WC and hand wash basin.

Bedroom 3:  
10'11" x 9'5"  
Double glazed with a side aspect.

The upper first floor boasts two storage cupboards and doors to...

Bedroom 2:

12'5" x 9'11"

Double glazed with a dual aspect, built in wardrobe and large storage cupboard.

Bedroom 4:  
9'11" x 6'11"

Double glazed with a front aspect and built in wardrobe.

Bathroom:

Double glazed with a front aspect, fitted with a panel enclosed bath with overhead shower, low level WC and hand wash basin.

Outside:

To the rear the property boasts a landscaped tiered garden which is mainly laid with lawn but boasts a large block paved patio, access to the office/garden room, side access to the front of the property as well as doors to the utility room, living room, study and kitchen/breakfast room, all of which is enclosed by timber fencing and bordered by mature trees and shrubs. To the front the property boasts block paved driveway parking for several vehicles.

Garden room/office:  
13'7" x 5'7"  
Double glazed with power, lighting, air conditioning & heating.

Garage:  
16'6" x 10'7"  
Double glazed with a rear aspect, up and over door and a door to the garden.

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