



TOTAL FLOOR AREA: 694 sq.ft. (64.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the foregoing dimensional data, measurements of doors, windows, floors and any other parts 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 a guide only by prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
 Made with Metropix 12/2014



26 Kidmore End Road, Emmer Green, Reading, RG4 8SE
 O.I.E.O. £340,000 Freehold



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Masons are proud to offer to the market this attractive two bedroom semi-detached house, located in Emmer Green close to local amenities and within striking distance of Caversham & Reading centres, along with Reading mainline station. Presented in good order throughout, the property benefits from off road parking, a 10ft living room, a 10ft dining room, a 10ft kitchen and a downstairs cloakroom. Further benefits include two double bedrooms, a first floor bathroom and a good sized rear garden. Viewing recommended.

- Off Road Parking
- Two Double Bedrooms
- Close To Amenities
- Opposite Playing Fields
- Good Size Rear Garden
- Two Reception Rooms

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Front door to side entrance porch, which opens up to the entrance hall, which has doors to:

Living room: 10'11" x 9'2" double glazed twin aspect, feature fireplace.

Dining room: 10'11" x 9'6" double glazed side aspect, stairs to the first floor and door to:

Kitchen: 10'6" x 9'10" double glazed side aspect, a range of eye and base level units

with roll edge tops and tiled surround, sink and drainer, oven, hob and extractor and space and plumbing for appliances. Door to side of the property.

Cloakroom: low level wc and wash basin.

First floor landing has doors to:

Bedroom 1: 10'11" x 9'6" double glazed side aspect, door to:

Bathroom: double glazed rear aspect, a panel enclosed bath, a

separate shower cubicle and low level wc.

Bedroom 2: 10'11" x 9'2" double glazed front aspect, overlooking playing field.

Outside: To the side is an off road parking space for one vehicle. the rear garden is laid to lawn, with a patio and a variety of plants shrubs, trees and flowers, all enclosed by timber fencing.

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