



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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12 Glenrhondda, Emmer Green, Reading, RG4 8LB
Price £775,000 Freehold



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Full Description

Masons are proud to offer to the market this three storey, five bedroom detached house with a self contained annex and fabulous views across south Oxfordshire countryside, presented for sale in good order throughout and conveniently located for Caversham & Reading centres, along with Reading mainline station. The property offers versatile living accommodation, a 27ft living/dining room, a 16ft lounge, a 17ft kitchen/diner, a 10ft kitchen in annex and a 13ft master bedroom with ensuite. Further benefits include two bathrooms, a 15ft garage, off road parking and a landscaped rear garden. **NO ONWARD CHAIN.**

- Self Contained Annex
- Five Bedrooms/ Three Storey
- 2 Bathroom, 1 Ensuite & Cloakroom
- 16ft Lounge
- 27ft Living/Dining Room
- 13ft Master Bedroom
- 15ft Garage & Off Road Parking
- NO ONWARD CHAIN

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

Internal Garage: 15'9" x 8'9" with plumbing and up and over door to driveway.

Inner Hallway and under stairs cupboard and doors to:

Lounge (Annex): 16'5" x 11'6" double glazed front aspect.

Bedroom (Annex): 11'4" x 10'8" double glazed rear aspect.

Kitchen (Annex): 10'8" x 8'2" double glazed rear aspect and door to garden area. Range of eye and base level units with roll edge tops and tiled surround, built-in oven hob and extractor.

Bathroom: double glazed rear aspect window, panel enclosed bath with shower over, low level wc, wash basin and extractor fan.

First floor landing has stairs to second floor and doors to:

Living/Dining room: 27'9" x 11'6" double glazed twin aspect room with sliding door to balcony which has space for table and chairs enjoying the evening sun

and views across Hemdean Valley.

Kitchen breakfast room: 17'7" x 17'0" double glazed rear aspect with bi-folding doors to rear entertaining space and garden. Contemporary Elements kitchen with vast range of units, integrated appliances with granite tops and large granite island/breakfast bar with inset induction hob and rise and fall extractor, other integrated Neff appliances include eye level oven, eye level steam oven, warming drawer, fridge/freezer, wine cooler, ceramic tiled floor with under floor heating and area for table and chairs looking towards the south facing entertaining space and garden.

Study: 9'1" x 7'0" double glazed front aspect.

WC: low level wc and wash basin.

Second floor landing has loft access and doors to:

Master bedroom: 13'10" x 12'3" into double glazed bay window, built-in wardrobe and door to:

En-suite: double glazed front

aspect, panel enclosed bath, shower cubicle, wc, wash basin, ceramic tiled under floor heating and extractor fan.

Bedroom 2: 13'7" x 9'0" double glazed rear aspect.

Bedroom 3: 14'5" x 8'9" double glazed rear aspect, built-in wardrobe.

Bedroom 4: 13'6" x 8'9" double glazed front aspect, built-in wardrobe.

Bathroom: double glazed rear aspect, panel enclosed bath, shower cubicle, with shower over, low level wc, wash basin and extractor fan.

Outside: to the front is a landscaped garden and large driveway and providing off road parking and side access. To the rear is a lower level garden giving independent access to the annex. Outside stairs lead to the main garden level. A large south facing decked and patio area lead to a landscaped, low maintenance tiered garden. There are also solar panels at the property.

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