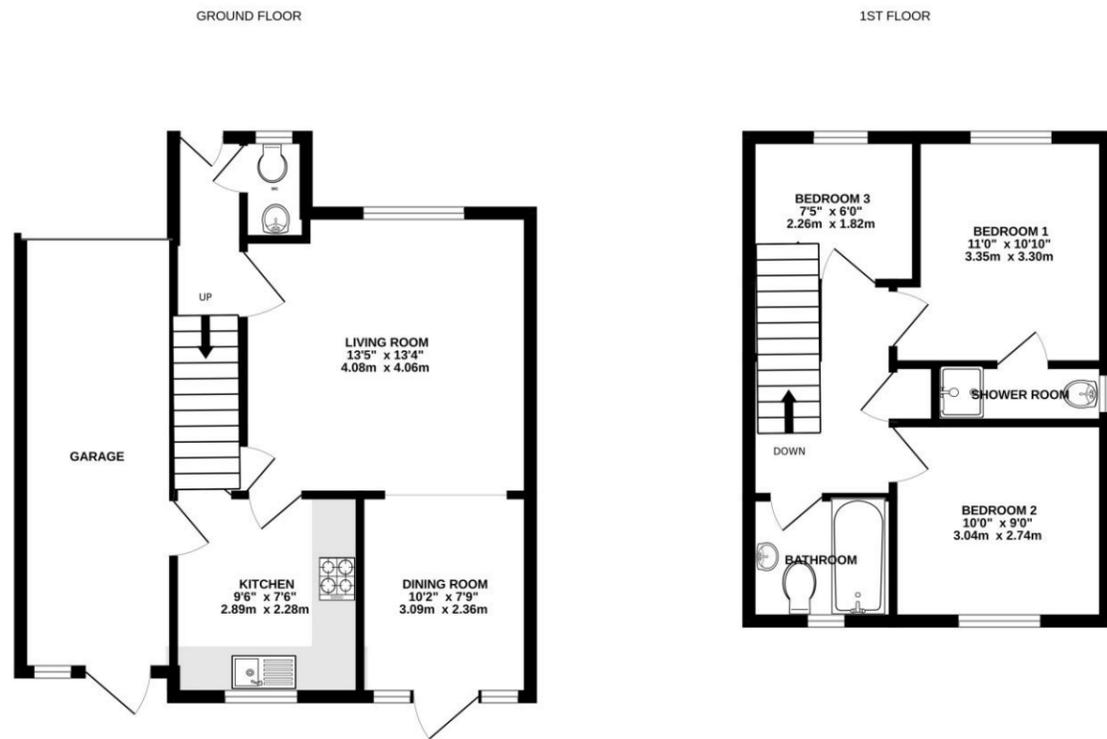




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ESTATE AGENTS



6 Blaenant, Emmer Green, Reading, RG4 8PH
Price £500,000 Freehold



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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 Price £500,000 Freehold

Full Description

Masons are proud to offer to the market this very well presented three bedroom detached house, located in Emmer Green next next to the open countryside, while also being close to Caversham & Reading centres, along with Reading mainline station. The property has undergone improvements by its current owners including windows & door, bathroom and carpets & flooring, Further benefits include a 13ft living room, a 10ft dining room, a modern kitchen, a downstairs cloakroom, master bedroom with ensuite, off road parking and garage and a private rear garden. Viewing recommended.

- Immaculate Condition
- 13ft Living Room
- 10ft Dining Room
- 9ft Kitchen
- Downstairs Cloakroom
- Master Bedroom with Ensuite
- Located next to Countryside
- Driveway & Garage
- Viewing Recommended

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Entrance hall has doors to living room, cloakroom and staircase to first floor landing.

Living room: 13'5" x 13'4" double glazed front aspect ornamental fireplace, storage cupboard, archway to:

Dining room: 10'2" x 7'9" double glazed rear aspect French doors opening to the rear garden.

Kitchen: 9'6" x 7'6" double glazed rear aspect. Range of eye and base level units with roll edge tops and tiled surround, sink with mixer tap and single drainer, integrated four-ring gas hob with extractor above and electric oven under. Space and plumbing for a dishwasher, further appliance space, tiled flooring, radiator and door to the garage.

Cloakroom: double glazed front aspect, low level wc and wash basin.

First floor landing has doors to:

Bedroom 1: 11'0" max x 10'0" double glazed front aspect, door to ensuite.

Ensuite: double glazed side aspect, shower cubicle, wall mounted wash basin with part tiled walls, tiled flooring, extractor and wall mounted light with shaver socket.

Bedroom 2: 10'0" x 9'0" double glazed rear aspect.

Bedroom 3: 7'5" x 6'0" double glazed front aspect.

Bathroom: double glazed rear aspect. A panel enclosed bath with shower over, low level WC and a vanity wash basin and heated towel rail.

Outside: To the front of the property is a driveway providing off road parking for one car and leading to the garage. There are open plan front garden with pedestrian side access, via a wooden gate, to the rear garden. The rear garden comprises of a patio seating area leading onto lawns which is all enclosed by panel fencing with a sunny aspect.

Garage: Accessed via metal up and over door. Light and power, pitched roof, space and plumbing for washing machine and part glazed door opening to the rear garden.

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