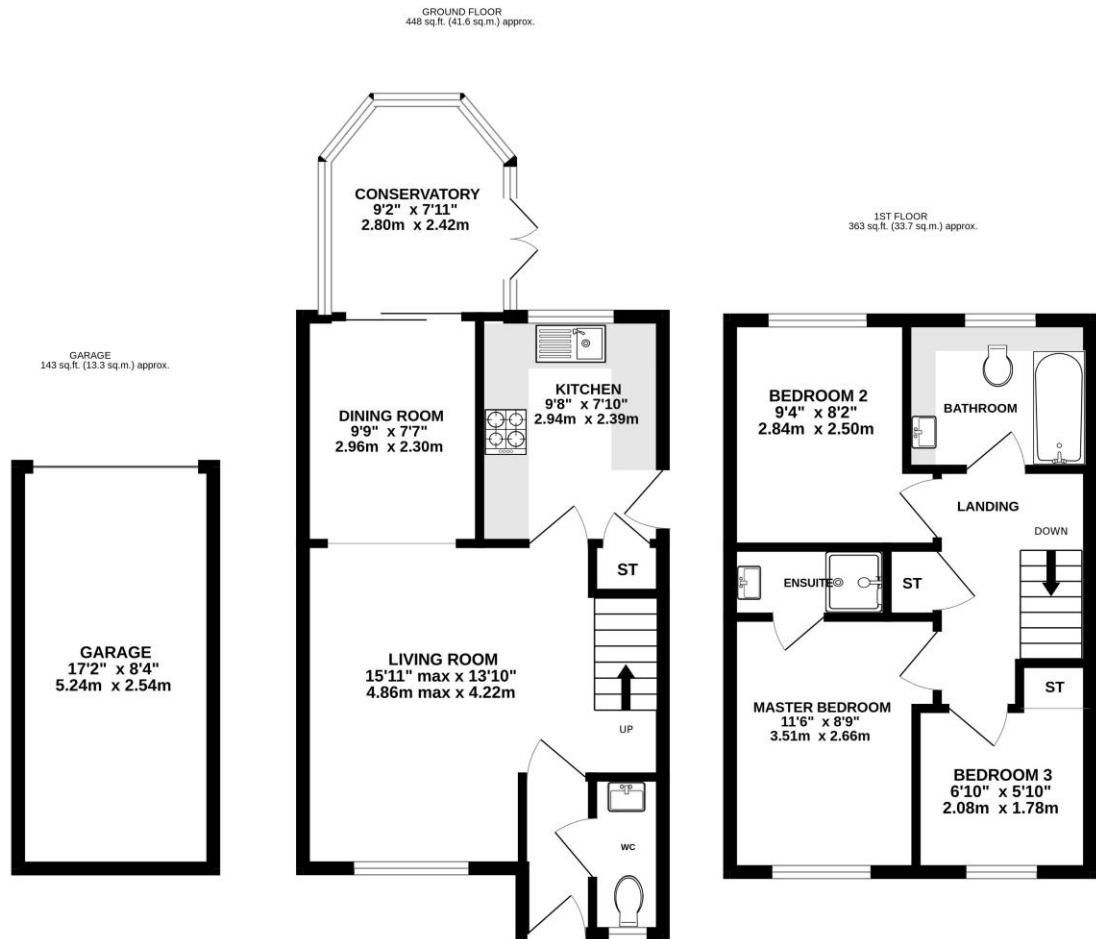




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MASONS
ESTATE AGENTS



12 Morlais, Emmer Green, Reading, Berkshire, RG4 8PQ
Price £500,000 Freehold

TOTAL FLOOR AREA: 954 sq.ft. (88.6 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 is for illustrative purposes only and should be read 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 Morlais, Emmer Green, Reading, Berkshire, RG4 8PQ

Price £500,000 Freehold

Masons are proud to offer to the market this well presented 3 bedroom detached family home situated in a popular cul-de-sac in Emmer Green within Emmer Green Primary School catchment, The Heights Primary School catchment, Highdown Secondary School & Sixth Form Centre catchment and close to local amenities as well as Caversham/Reading Centres along with Reading mainline station. The accommodation comprises of a 15ft living room, a 9ft dining room, a 9ft kitchen, a 9ft conservatory, an 11ft master bedroom with en-suite shower room, a 9ft second bedroom, a single third bedroom with built in storage, a family bathroom and downstairs WC. Further benefits include a 17ft garage with off road parking for 2 cars in front, UPVC double glazing, gas central heating, a raised decking area offering panoramic views across Hemdean Valley and a fully enclosed rear garden. **VIEWING RECOMMENDED.**

- 3 bedrooms
- Close to local amenities
- 11ft master bedroom with ensuite
- Detached
- Off road parking and a 17ft garage
- 15ft living room
- Emmer Green & The Heights Primary Catchment
- Well presented
- Decking area with views over Hemdean Valley



Front door opens into the hallway which boasts doors to...

WC:

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

Living Room:
15'11" max x 13'10"
Double glazed with a front aspect, stairs to the first floor landing, an opening to the dining room and a door to the kitchen.

Dining Room:
9'8" x 7'7"
Double glazed with a rear aspect, sliding doors onto the conservatory.

Conservatory:
9'2" x 7'11"
Double glazed with multiple aspects and French doors into the rear garden.

Kitchen:
9'8" x 7'10"
Double glazed with a rear aspect, fitted with a range of eye and base level units with roll edge wooden tops and tiled surround, sink with drainer, space for further appliances, an under stairs storage cupboard and side access to the garden.

WC:

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

Bathroom:

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

Master Bedroom:
11'6" x 8'9"
Double glazed with a front aspect and a door to the en-suite.

En-suite:

Fitted with a panel enclosed shower and a hand wash basin.

Bedroom 2:
9'4" x 8'2"
Double glazed with a rear aspect.

Bedroom 3:
6'10" x 5'10"
Double glazed with a front aspect and built in storage.

Outside:

To the rear the property boasts a well maintained garden which is mainly laid to lawn but boasts a patio area, mature trees and is enclosed with timber fencing. To the front the property boasts a raised decking area which has views across Hemdean Valley, off road parking and access to the garage.

Garage:
17'2" x 8'4"

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