



TOTAL FLOOR AREA : 1915 sq.ft. (177.9 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.

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380 Peppard Road, Emmer Green, Reading, RG4 8UZ
Price £830,000 Freehold



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Masons are proud to offer to the market this Haddock built, double bay fronted and vastly extended 1930's semi-detached family home situated on a sought after road in Emmer Green, close to local amenities and within easy reach Caversham/Reading centres along with with Reading mainline station. The property benefits from a 2 storey side extension and has undergone recent improvements by the current owners including a new kitchen, part garage conversion to create a spacious utility room and WC, to name but a few. The accommodation comprises of a 14ft bay fronted living room with cast iron fireplace, 12ft sitting room/play room, a 17ft modern kitchen/breakfast room, an 11ft dining room, a 12ft utility room and WC, 4 double bedrooms including a 17ft master bedroom with en-suite, a 7ft 5th bedroom and a modern family bathroom. Further benefits include a 12ft integral garage, a large loft which offers scope for conversion subject to the necessary planning consents, gas central heating, UPVC double glazing, ample driveway parking and a well maintained rear garden with summer house/shed and pergola. To appreciate the space this property has to offer, a viewing is Highly Recommended.

- Haddock built
- Extended 5 bedroom semi-detached
- 1930's double bay fronted
- 3 reception rooms, 4 double bedrooms
- Sought after road in Emmer Green
- 17ft modern kitchen/breakfast room
- 17ft master bedroom with en-suite
- Ample driveway parking
- Potential for loft conversion subject to planning

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Front door opens into the hallway which boasts stairs to the first floor landing, an under stairs storage cupboard and doors to...

Living Room:
14'9" into bay x 10'11"
Bay fronted, double glazed with a cast iron fireplace.

Sitting Room/Play Room:
12'6" x 10'3"
Double glazed with a rear aspect and patio doors onto the pergola.

Kitchen/Breakfast Room:
17'2" x 12'10"
Double glazed with a rear aspect and patio doors onto the garden, fitted with a range of modern eye and base level units with roll edge tops, inbuilt sink and drainer, oven and 5 burner gas hob with extractor above, integral fridge/freezer and dishwasher, under counter lighting, a door to the utility room and an opening to the dining room.

Dining Room:
11'11" x 8'2"
Bay fronted double glazed.

Utility Room:
12'7" x 9'9"
Fitted with modern eye and

base level units, sink, a door onto the garden and a doors to both the WC and integral garage.

WC:
Fitted with a low level WC and hand wash basin.

Integral garage:
12'11" x 9'11"
Fitted with an up and over door.

The first floor landing boasts a storage cupboard and doors to...

Master Bedroom:
17'1" x 15'8"
Bay fronted, double glazed with a door to the en-suite.

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

Bedroom 2:
15'5" into bay x 11'
Bay fronted, double glazed with a built in storage cupboard and chimney breast.

Bedroom 3:
12'6" x 10'5"
Double glazed with a rear aspect, storage cupboard and chimney breast.

Bedroom 4:
8'6" x 8'5"
Double glazed with a rear aspect and built in storage cupboard.

Bedroom 5:
7'7" x 7'6"
Double glazed with a front aspect.

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

Outside:
To the rear the well maintained garden is mainly laid to lawn but boasts a large patio with a pergola, a timber summer house/shed, mature trees, hedges and shrubs all of which is enclosed by timber fencing. To the front the property boasts a large driveway laid with shingle, mature trees and hedges which is enclosed by timber fencing, a brick wall and gated access.

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