



TOTAL FLOOR AREA: 1402 sq.ft. (130.3 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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The Cottage, Rosehill House, Emmer Green, Reading, RG4 8XD

Price £650,000 Freehold

10 Bridge Street, Caversham, Reading RG4 8AA t 0118 946 1140 e [sales@masonsestateagents.com](mailto:sales@masonsestateagents.com)



Rosehill House, Emmer Green, Reading, RG4 8XD  
Price £650,000 Freehold

Masons are proud to offer to the market attractive three bedroom semi-detached period property, situated in a leafy tucked away location in Emmer Green and close to amenities as well as being close to Caversham and Reading centres. The property is presented in good order throughout and benefits from a 14ft living room with an inglenook fireplace, a 13ft dining room with inglenook fireplace, a 20ft kitchen breakfast room. Further benefits a 14ft master bedroom, family bathroom, a beautiful well-tended garden, a 16ft garage and off road parking for 5 to 6 cars. Viewing recommended.

- 14ft Living Room with Inglenook Fireplace
- 13ft Dining Room with Inglenook Fireplace
- 20ft Kitchen Breakfast Room
- 14ft Master Bedroom
- Beautiful Period Semi-Detached
- Garage & Off Road Parking
- Well-Tended Garden
- Tucked Away Leafy Location
- Viewing Recommended

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Sheltered storm porch, front door to entrance hall, which has the stairs to the first floor landing and doors to:

Living room: 14'1" x 12'7" rear aspect, wooden flooring and feature inglenook fireplace.

Dining room: 13'7" x 11'8" rear aspect, wooden flooring and feature inglenook fireplace.

Kitchen breakfast room: 20'5" x 8'10" twin aspect, range of eye and base level units with rolls edge tops an tiled surround & breakfast bar, oven,

hob & extractor, and space and plumbing for additional appliances.

First floor landing has designated study/office area and doors to:

Master bedroom: 14'8" x 12'9" rear aspect.

Bedroom 2: 11'11" x 10'5" rear aspect.

Bedroom 3: 10'4" x 9'8" front aspect.

Family bathroom: front aspect, panel enclosed bath, low level wc and wash basin.

Outside: There is off road parking for 5 or 6 cars and access to the garage that has an up and over door. The garden is mainly laid to lawn with variety of plants, shrubs, trees and flowers, complete with an attractive block paved patio. Viewing highly recommended.

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