



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Made with Metropix C2013



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11 Grove Road, Emmer Green, Reading, RG4 8LJ
Price £789,950 Freehold

10 Bridge Street, Caversham, Reading RG4 8AA t 0118 946 1140 e sales@masonsestateagents.com



Masons are proud to offer to the market this modern 3/4 bedroom detached family home, built circa 2010 and offering versatile accommodation the property is located in Emmer Green opposite parkland, and next to bus stops, while being close to Caversham & Reading centres, along with Reading mainline station & the Oxfordshire countryside. Conveniently located for Emmer Green Primary & Highdown Secondary School, with the schools being 5 minutes walk away. The property benefits from a 21ft L shaped living/dining room with doors to the garden, a modern 20ft kitchen breakfast room, a utility room, bedroom 4/family room, downstairs shower room and 9ft study. Further benefits include a 15ft master bedroom with ensuite & built-in wardrobes, a family bathroom, solar panels, a private rear garden, off road parking and garage. Viewing recommended. **NO ONWARD CHAIN.**

- Solar Panels
- 21ft Living/Dining Room
- 20ft Kitchen Breakfast Room
- Bedroom 4/Family Room
- Downstairs Shower Room
- 9ft Study
- 15ft Master Bedroom & Ensuite & Built-in Wardrobes
- Private Rear Garden
- Off Road Parking & Garage

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

L shaped living/dining room: 21'7" x 20'7" max, twin double glazed aspect with two lots of French doors open to the garden patio.

Kitchen breakfast room: 20'1" x 10'11" double glazed rear aspect, a modern range of eye and base level units contrasting coloured worktops, integrated double oven, hob & extractor and dishwasher with space and plumbing for additional appliances. Breakfast bar and space for a table and chairs with a door opening to the garden.

Utility room: wall mounted boiler, plumbing and space for appliances and door to the garage.

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

Bedroom 4/family room: 11'8" x 11'8" double glazed front aspect.

Shower room: double glazed rear aspect, a shower cubicle, a low level wc and wash basin.

First floor landing has doors to:

Master bedroom: 15'1" x 13'3" double glazed front aspect, a range of built-in wardrobes. Door to:

Ensuite: shower cubicle, a low level wc and wash basin.

Bedroom 2: 15'1" max x 9'10" max double glazed front aspect,

a range of built-in wardrobes.

Bedroom 3: 12'0" x 8'10" double glazed front aspect.

Bathroom: Velux window, a panel enclosed bath with shower over, a low level wc and wash basin.

Integral garage: with light & power, electric roller door and overhead storage.

Outside: To the front there is off road parking for several cars and access to the garage and the front door. To the rear there is a private garden that is mainly laid to lawn and a patio area, all enclosed by timber fencing. lawn

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