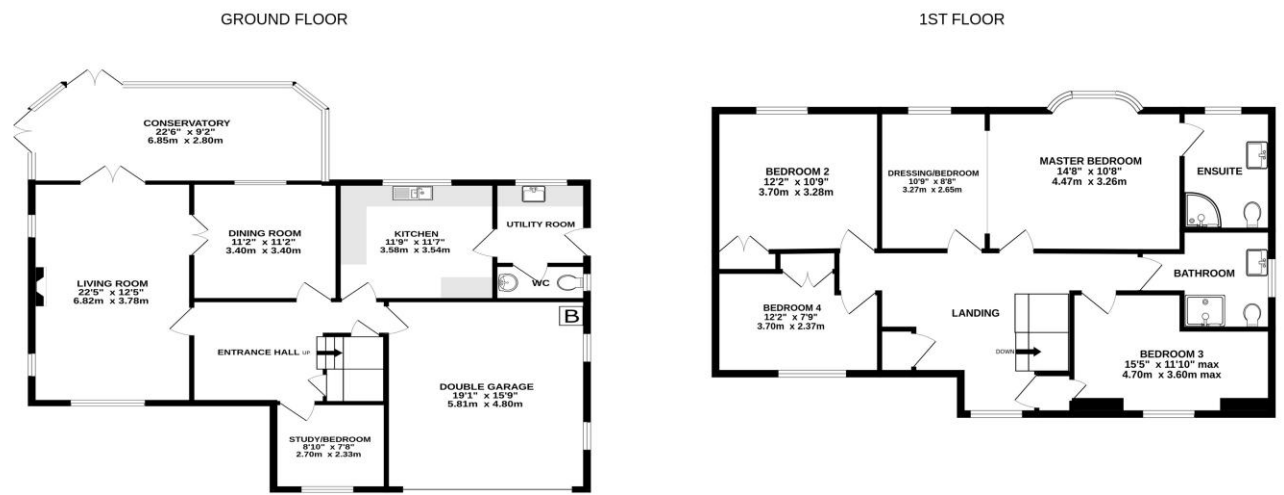




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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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7 Gorselands, Emmer Green, Reading, RG4 8QZ
Price £1,000,000 Freehold



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Masons are proud to offer to the market this attractive five/six bedroom detached house, presented in immaculate condition throughout and situated on a popular quiet cul-de-sac in Emmer Green. Available for the first time in 33 years this property is a few minutes away from schools, bus stops, doctors surgery, St. Barnabas Church and a supermarket. The property has undergone lots of improvements and benefits from a 22ft living room with wood burning stove, a 22ft conservatory, an 11ft dining room, an 11ft kitchen, a utility room, an 8ft study and downstairs cloakroom. Further benefits include a 14ft master bedroom with a newly fitted ensuite & dressing room, a newly fitted family bathroom, a beautiful well-tended east facing garden, a double garage with new electric roller door and off road parking. Viewing recommended.

- Five/Six Bedroom Detached
- Popular Quiet Cul-de-Sac Location
- Available for the First Time in 33 Years
- 22ft Living Room with Wood Burner
- 22ft Conservatory
- Two New Bathrooms
- New Electric Roller Door for Double Garage
- 14ft Master Bedroom with Ensuite
- Viewing Recommended

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Front door to spacious entrance hall which has solid wooden flooring, stairs to the first floor and doors to:

Living room: double glazed triple aspect, closed door wood burning stove, solid wooden flooring, French doors opening to:

Conservatory: 22'52 x 9'2" an addition to the property offering a great space for dining all year round or just enjoying the garden.

Dining room: double glazed rear aspect, solid wooden flooring.

Study/bedroom: 8'10" x 7'8" double glazed front aspect, solid wooden flooring.

Kitchen breakfast room: double glazed rear aspect, solid wooden flooring, a range of eye and base level units with granite tops and tiled surround, integrated oven, hob & extractor, sink and drainer. Space for a table and chairs.

Utility room: double glazed twin aspect, range of units with sink & drainer and space and plumbing for appliances. Door to the side of the property.

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

First floor landing is spacious and bright and airy and has doors to:

Master bedroom: 14'8" x 10'8" double glazed rear aspect, door to:

Ensuite: double glazed rear aspect, newly fitted suite comprising of shower, low level toilet bidet and wash basin.

Dressing room/bedroom five: 10'9" x 8'9" double glazed rear aspect, currently used as dressing room, potential to convert to bedroom five/nursery.

Bedroom 2: 12'9" x 10'9" double glazed rear aspect, built-in wardrobe.

Bedroom 3: 15'5" max x 11'10" max double glazed front aspect, built-in cupboard.

Bedroom 4: 12'2" x 7'9" double glazed front aspect, built-in wardrobe.

Family bathroom: double glazed side aspect, including a newly fitted shower cubicle, low level wc and wash basin.

Outside: To the front there is off road parking for 3 cars and access to the double garage and to the side of the property. To the rear there is a beautifully well-tended garden enjoying sun all day with the easterly aspect, complete with a pond, a patio area, a BBQ area and a variety of plants, shrubs, flowers and trees. Viewing highly recommended.

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