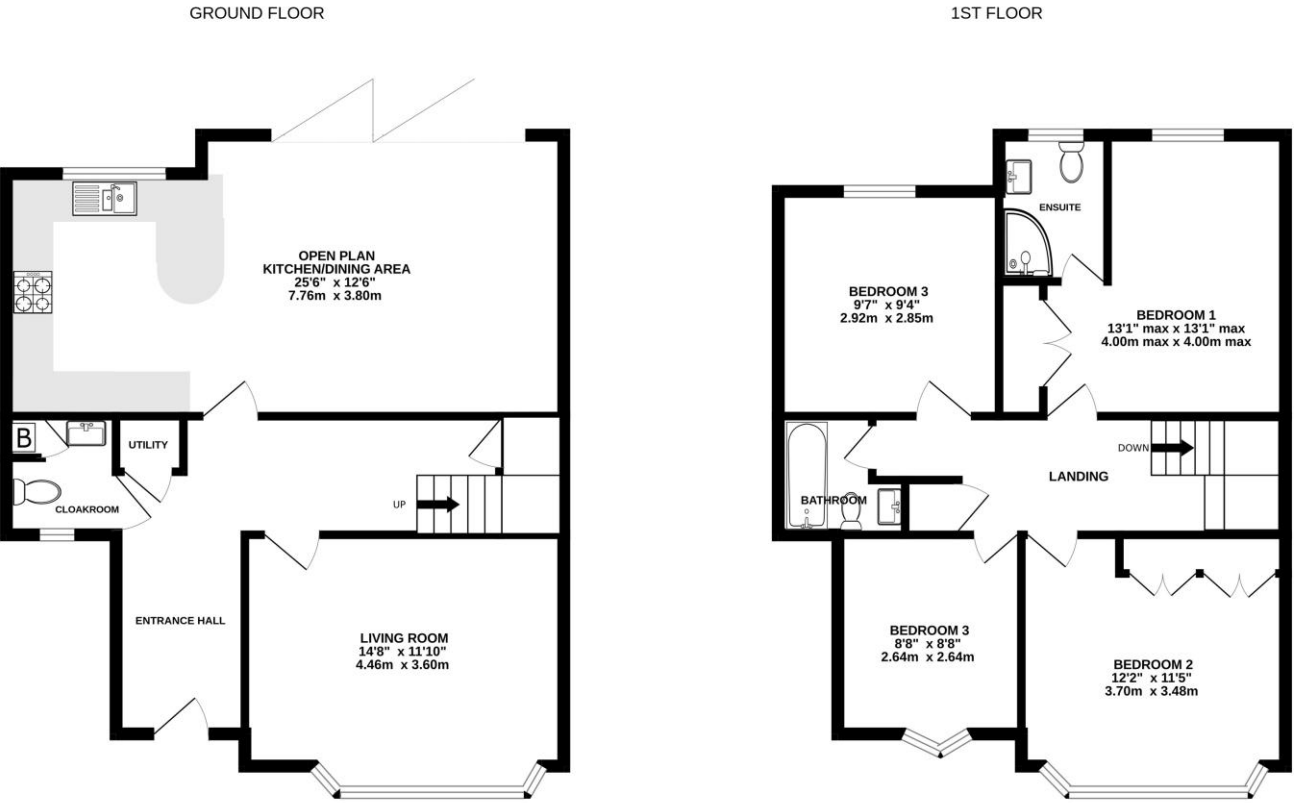




TOTAL FLOOR AREA : 1496sq.ft. (139.0 sq.m.) approx.

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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20b Chalgrove Way, Emmer Green, Reading, RG4 8SJ
Price £725,000 Freehold

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20b Chalgrove Way, Emmer Green, Reading, RG4 8SJ
 Price £725,000 Freehold

Masons are proud to offer to the market this attractive four bedroom semi-detached house, built five years ago to a high standard, with five years remaining of the Buildzone Insurance. Located on a sought after road in Emmer Green and close to local amenities and close to Caversham and Reading centres, along with Reading mainline station. The property benefits from a 14ft living room into bay window, a 25ft open plan kitchen/dining room with bi-folding doors to the garden, a downstairs cloakroom. Further benefits include a 14ft master bedroom with ensuite and built-in wardrobe, a family bathroom, a private garden and off road parking for three or four cars. Viewing recommended.

- Four Bedroom Semi-Detached
- 5 Years Old, Still Under Buildzone Insurance
- 13ft Master & Ensuite
- Off Road Parking for 3/4 Cars
- 25ft Open Plan Kitchen/Dining Area
- Downstairs Cloakroom
- 14ft Living Room into Bay Window
- Close to Amenities
- Viewing Recommended

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

Living room:
 14'8" x 11'10" into bay window.

Open plan kitchen/dining room: 25'6" x 12'6" modern range of eye and base level units with quartz tops, one and a half sink and drainer, integrated dishwasher, fridge/freezer, oven, hob and extractor hood and large breakfast bar. Bi-folding doors to the garden and wooden flooring.

Cloakroom: low level wc, wash basin and cupboard housing boiler.

First floor landing has doors to:

Master bedroom: 13'1" max x 13'1" max rear aspect, built-in wardrobe and door to:

Ensuite: rear aspect, corner shower cubicle, low level wc and wash basin.

Bedroom 2: 12'2" x 11'5" into bay window.

Bedroom 3: 9'7" x 9'4" rear aspect.

Bedroom 4: 8'8" x 8'8" front aspect.

Family bathroom: side aspect, a panel enclosed bath with shower over, a low level wc and wash basin.

Outside: to the front there is off road parking for three or four cars with access to the side of the property and the front door. To the rear there is a private garden that is mainly laid to lawn with a variety of plants and shrubs, a timber shed and a patio area, all enclosed by brick wall and timber fencing.

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