



TOTAL FLOOR AREA: 1478 sq.ft. (137.3 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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4 Tredegar Road, Emmer Green, Reading, RG4 8QF
 Price £675,000 Freehold



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Masons are proud to offer to the market this spacious four bedroom detached family home offered for sale with NO ONWARD CHAIN, situated in a sought after road in Emmer Green, close to Caversham/Reading centres along with Reading mainline station and within Emmer Green Primary School & Highdown Secondary School catchment area. The accommodation comprises of a 16ft living room, a 12ft dining room, a 14ft kitchen, a 16ft garage with potential for conversion, a downstairs WC, a 14ft master bedroom, a 14ft second bedroom, a 12ft third bedroom, a 9ft fourth bedroom and a family bathroom. Further benefits of the property include driveway parking, a well maintained and private rear garden, UPVC double glazing, gas central heating and scope to extend subject to the necessary planning consents. VIEWING RECOMMENDED.

- NO ONWARD CHAIN
- Sought after road in Emmer Green
- 16ft living room
- 12ft dining room
- 14ft kitchen
- 16ft garage with potential for conversion
- 4 bedroom detached
- Well maintained gardens
- Gas central heating & UPVC double glazing

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Front door opens into the hallway which boasts stairs to the first floor landing, two storage cupboards and doors to...

WC:

Front aspect, fitted with a low level WC and hand wash basin.

Living room:
16'11" x 12'
Double glazed with a front aspect, gas fireplace and sliding doors to the dining room.

Dining room:
12' x 9'5"
Double glazed with a rear aspect, a door to the garden and kitchen.

Kitchen:
14'10" x 9'5"
Double glazed with a rear aspect, fitted with a range of eye and base level units with roll edge tops and tiled surround, sink with drainer, electric hob, oven, space for further appliances, a door to the hall which boasts two storage cupboards and a

door to the side of the property.

The first floor landing is double glazed with a front aspect, boasts an airing cupboard, access to the loft, which is half boarded, via retractable stairs and doors to...

Master bedroom:
14'5" max x 13'11"
Double glazed with a front aspect, two fitted wardrobes and a built in wardrobe.

Bedroom 2:
14'3" max x 12'8"
Double glazed with a rear aspect, fitted with built in wardrobes.

Bedroom 3:
12'1" x 9'3"
Double glazed with a front aspect and a built in wardrobe.

Bedroom 4:
9'11" x 9'5"
Double glazed with a rear aspect.

Bathroom:

Double glazed with a rear aspect, fitted with a bath with overhead shower, low level WC and hand wash basin.

Outside:

To the rear the garden has been well maintained and is mainly laid to lawn, fully enclosed by timber fencing, boasts two storage sheds and is bordered by mature trees and shrubs. Side access from the rear garden leads to the external door to the garage and also back to the front of the property. To the front, the property boasts a block paved driveway, access to the garage and a well maintained garden which is mainly laid to lawn.

Garage:
16'11" x 8'4"
Side aspect, a door to the

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