

16 Rotherfield Way, Emmer Green, Reading, RG4 8PL  
 Price £475,000 Freehold

TOTAL FLOOR AREA : 1090sq.ft. (101.3 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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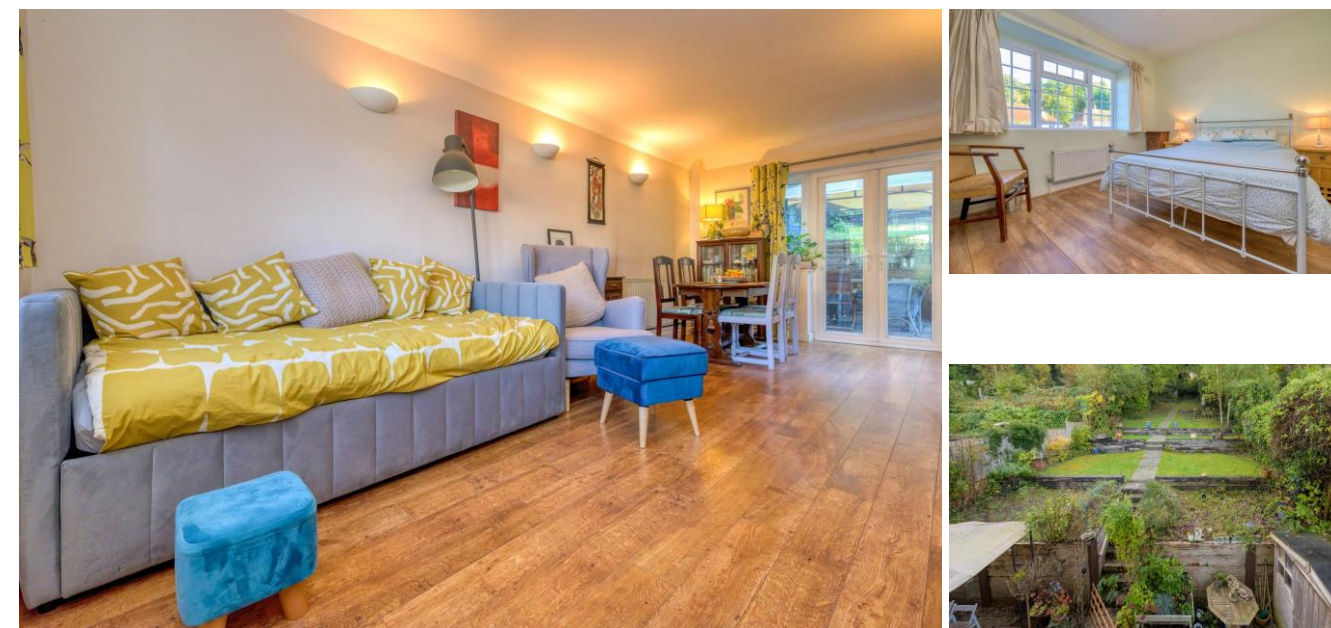
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Masons are proud to offer to the market this 3 bedroom semi-detached family home situated in a popular road within The Hill Primary School & academy status Highdown Secondary School & Sixth Form Centre catchment area, close to Caversham & Reading centres along with Reading Mainline Station. The accommodation comprises of a 20ft living/dining room, a 14ft modern kitchen with larder and multiple storage cupboards, a downstairs WC, a 13ft master bedroom, a 13ft second bedroom, an 8ft third bedroom, bathroom and separate WC. Further benefits of the property include driveway parking and a garage with potential for conversion subject to the necessary planning consents, UPVC double glazing, gas central heating and a generous tiered garden. **VIEWING RECOMMENDED.**

- 3 bed semi-detached
- Close to Caversham & Reading Centres
- The Hill Primary & Highdown Secondary School catchment
- 20ft living/dining room
- 14ft modern kitchen
- 13ft master bedroom
- 13ft second bedroom
- Garage & driveway parking
- Generous garden

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Front door opens into the entrance porch which boasts a storage cupboard and a door which opens into the hallway. The hallway boasts a storage cupboard, stairs to the first floor landing and doors to...

Living/dining room:  
 20'10" x 13'1" max  
 Double glazed with a dual aspect, a door to the kitchen and patio doors leading to the garden.

Kitchen:  
 14'3" x 10'7"  
 Double glazed with a rear aspect, larder, four storage cupboards and a door to the garden.

The first floor landing is double glazed with a side aspect, boasts an airing cupboard and doors to...

Master bedroom:  
 13'2" x 10'10"  
 Double glazed with a rear aspect.

Bedroom 2:  
 13'2" x 9'8"  
 Double glazed with a front aspect.

Bedroom 3:  
 8'6" x 7'7"  
 Double glazed with a rear aspect.

WC:

Double glazed with a rear aspect, low level WC and hand wash basin.

Bathroom:

Double glazed with a front aspect, fitted with a panel enclosed bath and hand wash basin.

Outside:

To the rear the property boasts a well maintained and generous tiered garden which is mainly laid to lawn and fully enclosed by mature trees/bushes. Sat just outside the kitchen

and patio doors on the lowest level is a block paved patio, a door to the WC and side access leading to the front of the property. To the front the property boasts a large block paved driveway, a garden which is mainly laid to lawn and double doors opening into the garage.

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