



GROUND FLOOR
APPROX. FLOOR
AREA 769 SQ.FT.
(71.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 425 SQ.FT.
(39.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1195 SQ.FT. (111.0 SQ.M.)

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.
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197 Peppard Road, Emmer Green, Reading, RG4 8TS
Price £620,000 Freehold

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



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Price £620,000 Freehold

Masons are proud to offer to the market this attractive 1920`s extended three bedroom semi detached family home, located in a sought after position in Emmer Green and close to Caversham and Reading centres, along with Reading mainline station. Close to local amenities including, schools, post office, doctors, supermarket, playing fields and bus stops. The property has undergone works by its current owners and is presented in immaculate condition throughout and benefits from a 12ft family room, a 13ft living room, a 10ft dining room, a 20ft newly fitted kitchen with quartz tops , a newly fitted 17ft conservatory, a new boiler, an electric car charging point, a large 125ft rear garden with shed, upstairs bathroom, downstairs shower room and off road parking. There is also potential to extend further, if desired (subject to planning permission) and viewing is recommended. NO ONWARD CHAIN.

- New Kitchen with Quartz Tops
- New Carpets
- Electric Charging Point
- Extended Semi-Detached
- New Bathroom
- Off Road Parking
- Large 125ft Rear Garden
- Close to Local Amenities

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Front door to entrance hall, which has stairs to first floor landing, under stairs cupboard and doors to:

Family room: 12'10" x 11'5" into double glazed bay window, feature cast iron open and working fireplace with wooden surround.

Shower room: double glazed side aspect, shower cubicle, wash basin and WC.

Kitchen: 20'6" x 6'4" modern range of eye and base level units with quartz tops, integrated appliances including 5 ring gas hob and double oven and extractor hood, tiled flooring and door to side of the house and French doors to the conservatory.

Living room: 13'10" x 11'5" spacious room which opens to:

Dining room: 10'3" x 9'11" double glazed rear aspect with sliding door to:

Conservatory: 17'0" x 7'9" newly fitted with tiled flooring, sun blinds and double doors to garden.

First floor landing has loft access and doors to:

Bedroom 1: 13'11" x 11'5" double glazed rear aspect, built-in wardrobes.

Bedroom 2: 11'5" x 10'3" double glazed front aspect.

Bedroom 3: 9'10" x 6'7" double glazed rear aspect.

Family bathroom: double glazed front aspect, panel

enclosed bath with shower over and shower screen, wash basin and low level WC.

Outside: To the front is block paving with off road parking for 2 cars and a gate giving access to the side of the house. To the rear there is a patio area and a garden approaching 125ft, mainly laid to lawn with a variety of plants and shrubs enclosed by timber fencing. There are also a good sized shed and greenhouse in the garden.

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Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given.