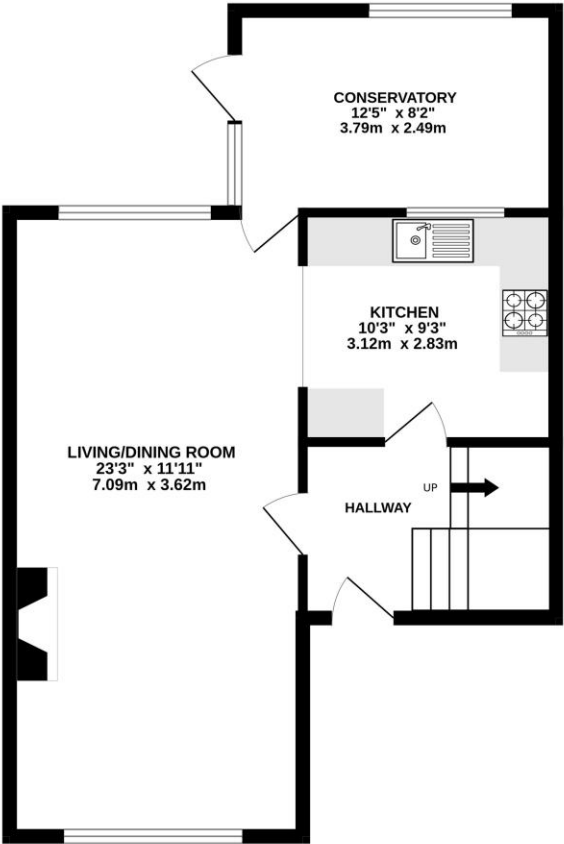
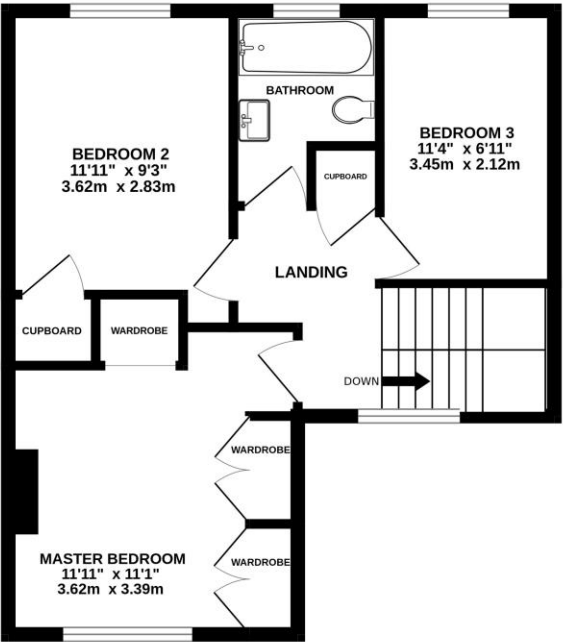




GROUND FLOOR
566 sq.ft. (52.6 sq.m.) approx.



1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 1029 sq.ft. (95.6 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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24 Southdown Road, Emmer Green, Reading, RG4 8RN
Price £420,000 Freehold

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



24 Southdown Road, Emmer Green, Reading, RG4 8RN
 Price £420,000 Freehold

Masons are proud to offer to the market this well presented 3 bedroom end of terrace family home situated close to local amenities in Emmer Green and within the catchment area for The Hill Primary School and Highdown School and Sixth Form Centre. The spacious accommodation comprises of a 23ft living/dining room which is open plan to the 10ft kitchen, a 12ft conservatory/lean to, an 11ft master bedroom with built in wardrobes, an 11ft second bedroom with built in wardrobe, an 11ft third bedroom and a family bathroom. Further benefits include a generous and well maintained rear garden with brick built storage shed, a brand new boiler, UPVC double glazing, gas central heating and the property is offered for sale with NO ONWARD CHAIN.

- | | | |
|--|---|---|
| • 3 bedrooms | • Close to local amenities in Emmer Green | • Generous and well maintained garden |
| • NO ONWARD CHAIN | • 11ft master bedroom | • Gas central heating & UPVC double glazing |
| • 23ft living/dining room & 10ft kitchen | • Two further 11ft bedrooms | • Brick built storage shed |

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Front door opens into the hallway which boasts stairs leading to the first floor landing and doors to... Kitchen: 10'3" x 9'3" 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, gas hob with extractor above, oven, space for further appliances and an opening to the living/dining room. Living/dining room: 23'3" x 11'11" Double glazed with a dual aspect, chimney breast and a door to the conservatory/lean to. Conservatory/lean to: 12'5" x 8'2" Double glazed with a dual aspect and a door to the garden. The first floor landing is double glazed with a front	aspect, boasts a storage cupboard and doors to... Master bedroom: 11'11" x 11'1" Double glazed with a front aspect, chimney breast and multiple built in wardrobes. Bedroom 2: 11'11" x 9'3" Double glazed with a rear aspect and built in storage cupboard/wardrobe. Bedroom 3: 11'4" x 6'11" Double glazed with a rear aspect. Bathroom: Double glazed with a rear aspect, fitted with a panel enclosed bath with overhead shower, low level WC and hand wash basin. Outside: To the rear the garden is	mainly laid to lawn but boasts mature shrubs and flowers, a generous patio area and access to the brick built storage shed and side access which leads to the front of the property. At the front, the property boasts a path leading to the front door, mature hedges and trees, a patio area and side access to the rear of the property.
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