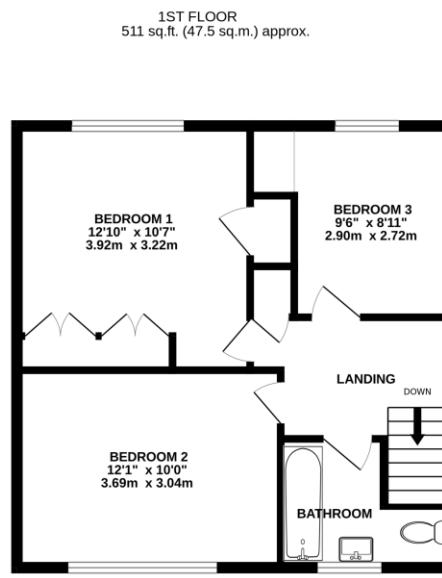
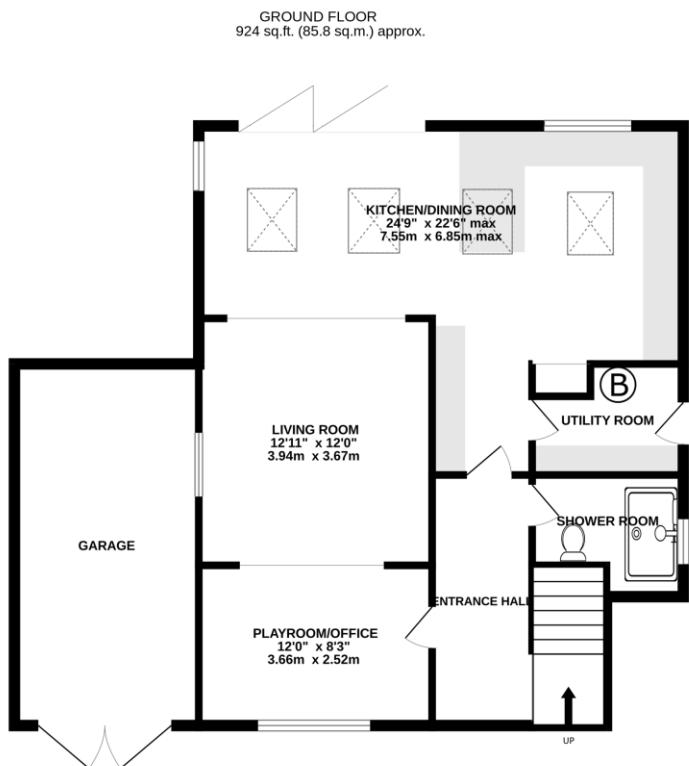




... move with ease



TOTAL FLOOR AREA : 1435 sq.ft. (133.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the diagram 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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30 The Horse Close, Emmer Green, Reading, RG4 8TT  
Price £650,000 Freehold



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30 The Horse Close, Emmer Green, Reading, RG4 8TT  
Price £650,000 Freehold

Masons are proud to offer to the market this well presented and extended three bedroom detached family home, located on a sought after residential road in Emmer Green, while being close to Caversham & Reading centres, along with Reading mainline station. The property benefits from a 24ft open plan kitchen/dining room with bi-folding doors to the garden, a 12ft living room with wood burning stove, a 12ft playroom/office, utility room and a downstairs shower room. Further benefits include three good size bedrooms, a family bathroom, off road parking and a garage and a large rear garden. The current owners have had architect extension drawings, these can be sent via request to our office. NO ONWARD CHAIN COMPLICATIONS.

- Extended Three Bedroom Detached
- Garage & Off Road Parking
- 24ft Open Plan Kitchen Dining Room
- 12ft Living Room with Wood Burner
- 12ft Playroom/Office
- Downstairs Shower Room
- Utility Room
- Large Garden
- NO ONWARD CHAIN



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

Kitchen/dining room:  
24'9" x 22'6"  
double glazed twin aspect, with bi-folding doors to the garden and additional skylight windows, a modern range of eye and base level units with quartz tops & tiled surround, sink & drainer, double oven, hob & extractor, integrated appliances and inset for fridge freezer. Opening to:

Living room:  
12'11" x 12'0"  
double glazed side aspect, a feature wood burning stove. Opening that could easily be closed off to make separate room to:

Playroom/office:  
12'0" x 8'3"  
double glazed front aspect with door opening to the entrance hall.

Shower room: double glazed side aspect, low level wc, wash basin and shower.

Utility room: Double glazed side aspect with access to the side of the property. base level units with space and plumbing for appliances and wall mounted boiler.

First floor landing has doors to:

Bedroom 1:  
12'10 x 10'7"  
double glazed rear aspect, built-in wardrobe and cupboard.



Bedroom 2: 12'1" x 10'0"  
double glazed front aspect.

Bedroom 3: 9'6" x 8'11"  
double glazed rear aspect, built-in cupboard.

Family bathroom: double glazed front aspect, a panel enclosed bath, low level wc and wash basin.

Garage: with light and power.

Outside: To the front there is off road parking and access to the garage, the front door and to the side of the property. To the rear there is a good sized garden, which is mainly laid to lawn with a variety of plants and shrubs, along with a large decked area. NO ONWARD CHAIN.

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