



TOTAL FLOOR AREA: 954 sq.ft. (88.6 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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12 Morlais, Emmer Green, Reading, Berkshire, RG4 8PQ

Price £500,000 Freehold

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Masons are proud to offer to the market with NO ONWARD CHAIN this well presented 3 bedroom detached family home situated in a popular cul-de-sac in Emmer Green within Emmer Green Primary School catchment, The Heights Primary School catchment, Highdown Secondary School & Sixth Form Centre catchment and close to local amenities as well as Caversham/Reading Centres along with Reading mainline station. The accommodation comprises of a 15ft living room, a 9ft dining room, a 9ft kitchen, a 9ft conservatory, an 11ft master bedroom with en-suite shower room, a 9ft second bedroom, a single third bedroom with built in storage, a family bathroom and downstairs WC. Further benefits include a 17ft garage with off road parking for 2 cars in front, a 13ft modern studio/office, UPVC double glazing, gas central heating, a raised decking area offering panoramic views across Hemdean Valley and a fully enclosed rear garden. **VIEWING RECOMMENDED.**

- 3 bedrooms, Detached
- NO ONWARD CHAIN
- Emmer Green & The Heights Primary Catchment
- Close to local amenities
- Off road parking and a 17ft garage
- 13ft studio/office
- 11ft master bedroom with ensuite
- 15ft living room
- Decking area with views over Hemdean Valley

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Front door opens into the hallway which boasts doors to...

WC:

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

Living Room:
 15'11" max x 13'10"
 Double glazed with a front aspect, stairs to the first floor landing, an opening to the dining room and a door to the kitchen.

Dining Room:
 9'8" x 7'7"
 Double glazed with a rear aspect, sliding doors onto the conservatory.

Conservatory:
 9'2" x 7'11"
 Double glazed with multiple aspects and French doors into the rear garden.

Kitchen:
 9'8" x 7'10"
 Double glazed with a rear aspect, fitted with a range of eye and base level units with

roll edge wooden tops and tiled surround, sink with drainer, space for further appliances, an under stairs storage cupboard and side access to the garden.

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

Bathroom:

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

Master Bedroom:
 11'6" x 8'9"
 Double glazed with a front aspect and a door to the en-suite.

En-suite:
 Fitted with a panel enclosed shower and a hand wash basin.

Bedroom 2:
 9'4" x 8'2"
 Double glazed with a rear aspect.

Bedroom 3:
 6'10" x 5'10"
 Double glazed with a front aspect and built in storage.

Outside:

To the rear the property boasts a well maintained garden which is mainly laid to lawn but boasts a patio area, mature trees, access to the studio/office and is enclosed with timber fencing. To the front the property boasts a raised decking area which has views across Hemdean Valley, off road parking and access to the garage.

Studio/Office:
 13'1" x 8'
 Double glazed with a dual aspect and tri-fold doors onto the garden.

Garage:
 17'2" x 8'4"

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