

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



**CHALGROVE WAY, EMMER GREEN  
READING, RG4 8SJ**

**£785,000**

An extended 1930's four bedroom bay fronted semi detached family home peacefully positioned in highly sought after cul-de-sac occupying a wide partly wooded secluded plot within 400 metres of Emmer Green shops. Includes three reception rooms, three bathrooms and fine loft conversion together with parking and garage

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**SITUATION**

Caversham is situated just north of the River Thames, offering a wide range of shops, bars and restaurants, together with excellent schooling. Reading Station servicing London (Paddington 25 minutes) is within half a mile of Caversham Bridge and has been further complemented with the arrival of Crossrail. Emmer Green & Caversham Heights border the South Oxfordshire countryside, with a choice of golf courses and the additional Mapledurham Gym & Rivermead Sports Complex on Caversham borders

**ENTRANCE**

Covered entrance porch, original front door with stained glass leadlight insert to

**RECEPTION HALL**

With twin front aspect stained glass leadlight windows, radiator, staircase to first floor and understairs storage cupboard housing gas boiler

**SITTING ROOM**

14'4 (4.37m) x 13'10 (4.22m) into bay

With front aspect bay window with triple radiator, central fireplace, concertina doors to

**EXTENDED LIVING ROOM**

19'1 (5.82m) x 12'8 (3.86m)

Linked to living room but also has separate access from reception hall. Spacious extended room with part vaulted ceiling with rear aspect sliding patio doors to garden with twin overhead double glazed Velux windows. Twin encased radiators with recessed shelving

**L SHAPED KITCHEN/DINING INCLUDING INNER HALLWAY**

22'6 (6.86m) x 22'1 (6.73m) max

INNER HALLWAY AREA with fitted cupboard space and radiator

FITTED KITCHEN comprising single drainer double bowl stainless steel sink unit with mixer tap and cupboards under, further range of both floor standing and wall mounted eye level units with roll edged work surfaces, gas cooker point, plumbing for dishwasher, appliance space for fridge/freezer, extractor hood, rear aspect double glazed window

DINING AREA with rear double glazed French doors to decking and garden, double radiator and overhead skylight window, fully tiled floor, internal access to garage

**SHOWER ROOM**

With tiled shower cubicle, wash hand basin, W.C., radiator and front aspect obscure double glazed window

**STAIRCASE FROM RECEPTION HALL WITH SIDE ASPECT STAINED GLASS LEADLIGHT WINDOW TO FIRST FLOOR LANDING****BEDROOM ONE**

13'9 (4.19m) into bay x 12'2 (3.71m)

With front aspect bay window with triple radiator, exposed timber floor

**BEDROOM TWO**

12'3 (3.73m) x 12'1 (3.68m)

Rear aspect window, radiator, twin fitted double wardrobes, picture rails

**BEDROOM THREE**

8'2 (2.49m) x 7'3 (2.21m)

With front aspect window, radiator, picture rails

**BATHROOM**

Encased bath, wash hand basin with cupboard space below, W.C., airing cupboard with hot water tank, radiator, panelled walls with dual aspect windows



**STAIRCASE FROM FIRST FLOOR TO SECOND FLOOR LANDING WITH SIDE ASPECT  
OBSCURE DOUBLE GLAZED WINDOW**

Door to

**BEDROOM FOUR (GUEST SUITE)**

14'1 (4.29m) x 11' (3.35m)

With twin rear aspect double glazed Velux windows, radiator, twin eaves storage cupboards, door to

**EN SUITE BATHROOM**

Comprising panelled bath, wash hand basin, W.C., with front aspect double glazed Velux window

**REAR GARDEN**

At the rear of the property is a large split level decking area adjacent to the property leading to lawned gardens, the gardens delta beyond to a wide partly wooded section with timber shed and various trees, pergola section and Arbor storage shed enclosed by a mixture of timber fencing and mature hedging. The gardens extend in excess of 100ft, with rear access to garage

**OUTSIDE**

The front of the property is entered via pea shingled driveway providing off road parking for two vehicles leading to double wooden gates to the side of the property

**ATTACHED GARAGE**

With double doors, power and light

**FRONT GARDEN**

Enclosed by mature hedging and timber fencing

**DIRECTIONS**

From central Caversham proceed north up Prospect Street, fork left at the traffic lights into Peppard Road, continue onto Emmer Green and turn left into Kidmore End Road and right into Chalgrove Way

**TENURE**

Freehold

**SCHOOL CATCHMENT**

Emmer Green Primary School

Highdown School and Sixth Form Centre

**COUNCIL TAX**

Band F

**FREE MORTGAGE ADVICE**

We are pleased to be able to offer the services of an Independent Mortgage Adviser who can access a variety of mortgage rates from leading Banks and Building Societies. For a free, no obligation discussion or quote, please contact Stuart Milton, our mortgage adviser, on 0118 9461800

**ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**

To view the full EPC for this property, you can access the national database with the following web address: To follow