

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



CHALGROVE WAY, EMMER GREEN READING, RG4 8SJ

£2,500 pcm

An elegant and extended four bedroom 1930's semi detached home, occupying a generous and secluded plot and providing approx. 1560 sqft of accommodation over three floors. Large detached garage & 120ft rear garden. Highly sought after cul-de-sac only a 5 minute walk to local shops, 10 minutes to countryside walks & 2 miles to Reading station. Available beg August - Flexible on furnishings.

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E info@farmeranddyer.com

NB

Rent excludes the tenancy deposit and any other permitted payments.

A holding sum of £576.92 (based on the advertised rent), is required to reserve this property.

Deposit payable is £2884.62 (based on the advertised rent)

EPC Rating: C- Council Tax Band: E

Please contact us for further information or visit our website

ENTRANCE

Arch entrance porch with quarry style step, original front door with stained glass leadlight insert to

HALLWAY

With twin complementing stained glass leadlight windows, picture rails, radiator, staircase to first floor and understairs cupboard housing meters.

**SITTING ROOM**

With front aspect feature leadlight bay window with twin radiators, picture rails, central fireplace with tiled hearth surround and oak mantel over with coal effect real flame gas fire

**LIVING ROOM/DINING ROOM**

Extended room naturally segregated for living and dining areas

Living area with central fireplace with slate surround and mahogany mantel over and wood burning stove, picture rails through to

Dining area extended with vaulted ceiling with twin Velux skylights and rear double glazed French doors to garden, radiator



EXTENDED KITCHEN/BREAKFAST ROOM

Kitchen fitted comprising single drainer one and a half bowl stainless steel sink unit with mixer tap and cupboards under, further extensive range of both floor standing and wall mounted eye level units with laminated roll edge work surfaces and tiled surrounds with appliances including gas cooker, dishwasher and fridge. Extractor hood, wall mounted gas boiler and twin side aspect double glazed windows, concealed lighting through to



Breakfast area with peninsular breakfast table, radiator, washing machine and tumble dryer, rear aspect double glazed window and matching double glazed door to garden

CLOAKROOM

With W.C., wash hand basin, side aspect obscure double glazed window

STAIRS TO FIRST FLOOR LANDING

With attractive side aspect original stained glass leaded light window

BEDROOM TWO

With front feature leaded light bay window, radiator, picture rails, ornate tiled fireplace with surround and mantel over, built in recess cupboard

**BEDROOM THREE**

With rear aspect double glazed window, radiator, ornate tiled fireplace with mantel over, picture rails and built in recess cupboard

**BEDROOM FOUR**

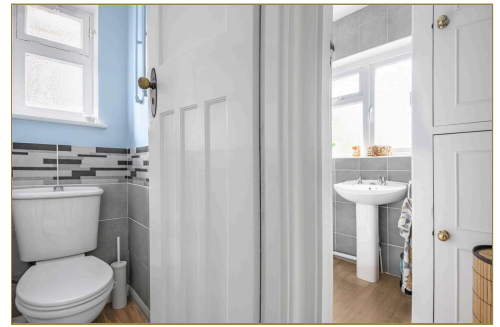
With front feature leaded light v window, picture rails, radiator

**BATHROOM**

Comprising shower bath with independent shower unit and glass deflector, wash hand basin, heated towel rail, contrasting tiled walls, built in airing cupboard housing foam dipped hot water tank with slatted shelving above and rear aspect obscure double glazed window

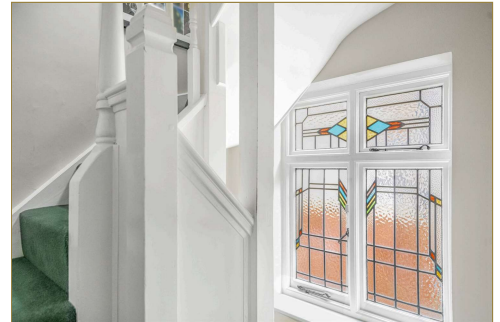
SEPARATE WC

With tiled surrounds and side aspect obscure double glazed window



STAIRCASE FROM FIRST FLOOR TO SECOND FLOOR

With side aspect double glazed window



BEDROOM ONE

Fine loft conversion with twin rear aspect double glazed Velux windows, radiator, eaves storage cupboards and mini loft hatch



EN SUITE

Comprising twin grip bath, wash hand basin, W.C., front double glazed Velux window, radiator



REAR GARDEN

At the rear of the property are extensive southerly aspect gardens, predominately laid to lawn with shrubs, trees and evergreens providing excellent year round seclusion

**LARGE DETACHED BRICK BUILT GARAGE**

With single up and over door, power and light, useful eaves storage space and room for units and further cupboard space. There is also a side pedestrian access to garage

**BRICK BUILT SUMMER HOUSE**

Brick based construction with double glazed windows and French doors, glass roof, power and light providing various options of use

**OUTSIDE**

The front of the property is entered via tarmac driveway leading along the side the property providing off road parking for a number of vehicles and leading to the garage

SCHOOL CATCHMENT

Emmer Green Primary School

Highdown Secondary School and Sixth Form Centre

COUNCIL TAX

Band E

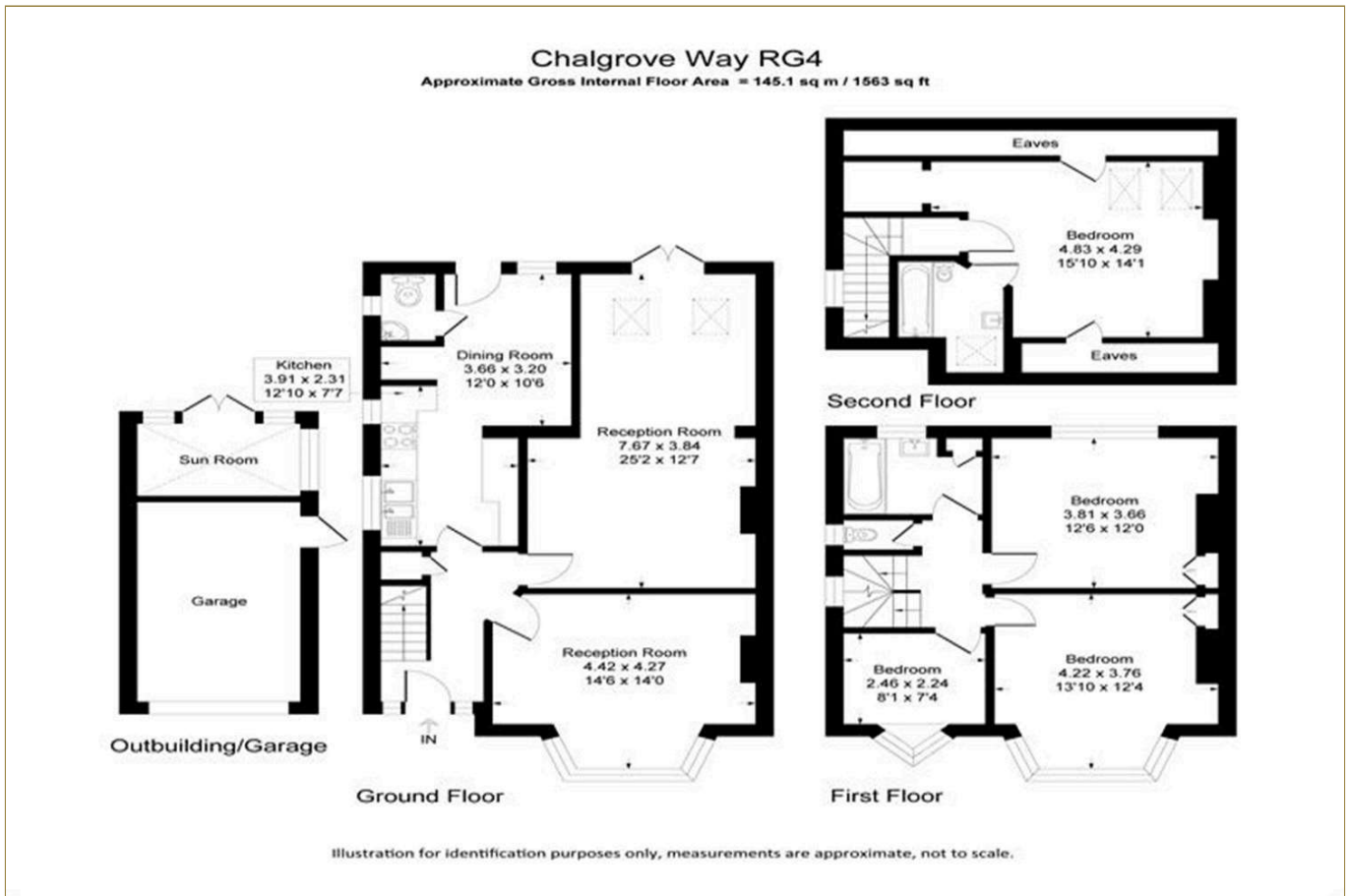
PROCEDURE

To qualify financially for this property, a tenant must have a salary level either individually or combined that is not less than 30 times the monthly rent. The minimum required salary for this property is £75,000 per annum

**ENERGY
EFFICIENCY &
ENVIRONMENTAL
IMPACT**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOORPLAN



Flexible on furnishings