

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### **GRAVEL HILL, EMMER GREEN READING, RG4 8QN Price Guide £725,000**

A three bedroom double fronted detached bungalow situated in an elevated position in a peaceful Emmer Green location occupying a large established and secluded plot in the region of a 1/4 of an acre and provides options to extend and enhance

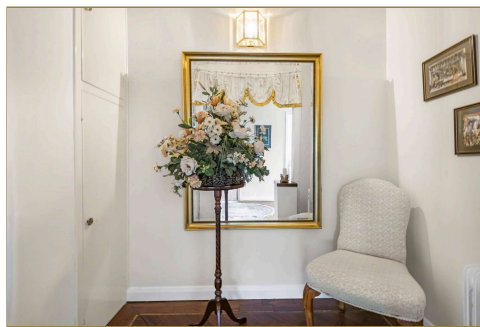
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**ENTRANCE**

Covered entrance porch and front door to

**SPACIOUS RECEPTION HALL**

With woodblock flooring, radiator, airing cupboard housing hot water tank with shelving, study alcove, built in cupboard and access to

**LOFT SPACE**

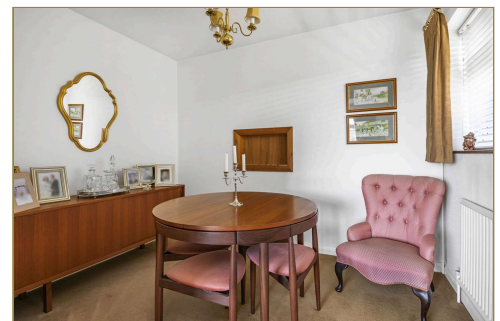
With retractable ladder to converted loft room with Velux skylight window, power and light

**LIVING ROOM**

With front aspect double glazed window, radiator, central ornamental fireplace with hearth, archway through to

**DINING ROOM**

With side aspect double glazed window, radiator and serving hatch from kitchen



**KITCHEN/BREAKFAST ROOM**

Comprising double drainer sink unit with cupboard under, further base and eye level units with laminated work surfaces, tiled surrounds, electric cooker point, plumbing for washing machine and appliance space for fridge/freezer. Room for breakfast table and chairs, dual aspect double glazed windows and double glazed door to garden. Wall mounted gas boiler, radiator

**BEDROOM ONE**

Front aspect double glazed window, radiator, twin built in wardrobes with cupboard space above

**BEDROOM TWO**

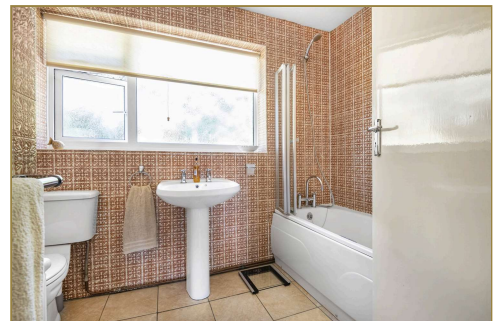
With rear aspect double glazed window, radiator, built in wardrobe

**BEDROOM THREE**

With side aspect double glazed window, radiator, built in wardrobe

**BATHROOM**

Comprising panelled bath, wash hand basin, W.C., contrasting tiled walls and floor, rear aspect obscure double glazed window, radiator



## REAR GARDEN

At the rear of the property are delightful established and secluded gardens predominately laid to lawn with interspersed and surrounding trees, evergreens, flowers and specimen shrubs providing year round seclusion. Paved patio area adjacent to the kitchen, to the rear is a patio area with summerhouse, in all the gardens extend approximately 130ft by approximately 50ft with a mixture of timber fenced and wire fenced enclosures, outside water tap and lighting. Side access front to rear via wrought iron gate



## OUTSIDE

The front of the property is entered via double wrought iron gates and driveway leading alongside the property to



## DETACHED GARAGE

With up and over door, power and light



## PARKING

For a number of vehicles

**FRONT GARDEN**

There is a raised lawned garden area with brick retained wall, wire fence and hedged enclosures and steps leading to the front door

**DIRECTIONS**

From central Caversham proceed north along Prospect Street at traffic lights fork left into Peppard Road, continue into Buckingham Drive at roundabout turn left into Evesham Road and continue into St Barnabas Road over the roundabout into Highdown Hill Road turning left into Gravel Hill

**SCHOOL CATCHMENT**

Emmer Green Primary School  
Highdown School and Sixth Form Centre

**COUNCIL TAX**

Band E

**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**

Energy Rating D

To view the full EPC for this property, you can access the national database with the following web address: <https://find-energy-certificate.service.gov.uk/energy-certificate/9212-3040-6203-5454-1204>

### FLOOR PLAN

These floor plans are for guidance purposes only and are not to scale

Approximate Gross Internal Area 1249 sq ft – 116 sq m  
Ground Floor Area 1010 sq ft – 94 sq m  
Garage Area 239 sq ft – 22 sq m



**LOCATION**

This image is for indicative purposes and cannot be relied upon as wholly correct

