

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



CHALGROVE WAY EMMER GREEN, RG4 8SJ £725,000

An extended 1930's 3/4 bedroom bay fronted semi detached situated in a favoured cul-de-sac and occupying a large secluded plot within 500 metres of Emmer Green and 200 meters of Emmer Green playing fields

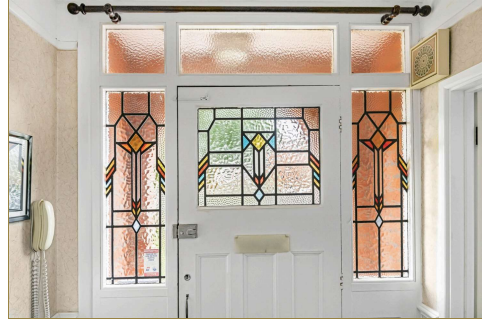
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ENTRANCE

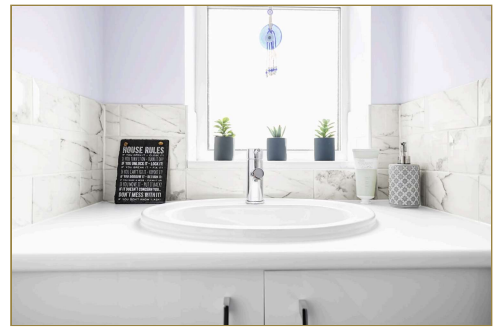
Arched entrance porch with quarry tiled step, original front door with stained glass leadlight insert to

RECEPTION HALL

With twin stained glass leadlight front windows, radiator, dado rails, staircase to first floor, understairs storage cupboard housing meters

**CLOAKROOM**

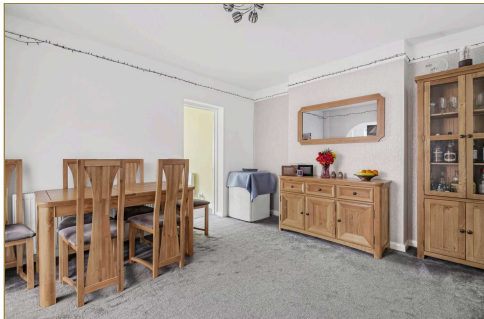
With W.C., inset wash hand basin with cupboard below, electric heater, front aspect obscure double glazed window

**LIVING ROOM**

Front aspect feature double glazed bay window with two radiators and central open fireplace with full width hearth and twin display plinths with real fire facility. Two wall light points, picture rails

**DINING ROOM**

With radiator and archway through to





EXTENDED FITTED KITCHEN

Comprising single drainer stainless steel sink unit with mixer tap and cupboard under, further range of both floor standing and wall mounted eye level units with laminated work surfaces and surrounds with inset four ring electric hob with extractor hood above and integrated double oven, plumbing for washing machine and dishwasher, integrated fridge/freezer, concealed lighting, radiator, side aspect double glazed window and kitchen side door



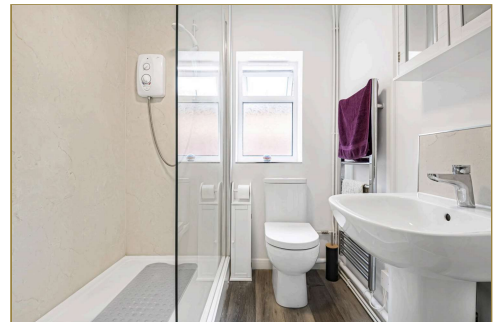
FAMILY ROOM/BEDROOM FOUR

With rear aspect double glazed window and matching double glazed sliding patio doors to garden, electric heater, fitted cupboard space and wardrobe, door to



EN SUITE SHOWER ROOM

Comprising double width shower, wash hand basin, W.C., heated towel rail, side aspect obscure double glazed window



STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING

With side aspect secondary glazed stained glass leadlight window



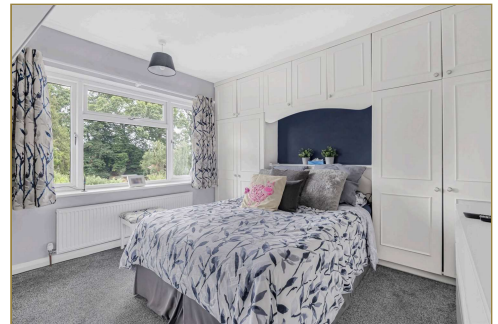
BEDROOM ONE

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



BEDROOM TWO

Rear aspect double glazed window, radiator, range of fitted wardrobes with cupboard space



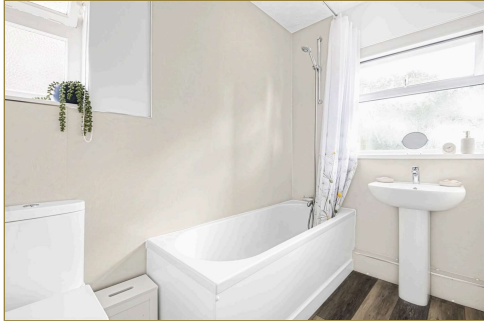
BEDROOM THREE

Front aspect double glazed v window, radiator, picture rails



BATHROOM

Comprising panelled bath, wash hand basin, W.C., heated towel rail, built in airing cupboard housing recently fitted Worcester gas boiler, dual aspect windows



LOFT/HOBBIES ROOM

Entered via permanently fitted paddle steps, useful bonus room providing a variety of use with rear aspect double glazed Velux window, eaves storage cupboard and range of fitted wardrobes and cupboard space with shelving



REAR GARDEN

At the rear of the property are extensive well maintained gardens predominantly laid to lawn with adjacent productive vegetable plot, two large timber storage units with compost area to the rear, there is also a large block paved patio area adjacent to the property rear and side, plus timber workshop with light and power, the gardens are fully enclosed by timber fencing and mature hedging with mature trees to the rear, in all the gardens extend approximately 130ft with south easterly aspect and excellent seclusion. Side access front to rear via wrought iron gate, outside water tap





OUTSIDE

The front of the property is entered via block paved driveway providing parking for two vehicles, extending with pathway to front door. There is also a lawned garden area, central mature tree and a mixture of picket and timber fencing, hedging and bordering rose bushes



DIRECTIONS

From central Caversham proceed north up Prospect Street at the traffic lights fork left into Peppard Road, continue into Buckingham Drive turning 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 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

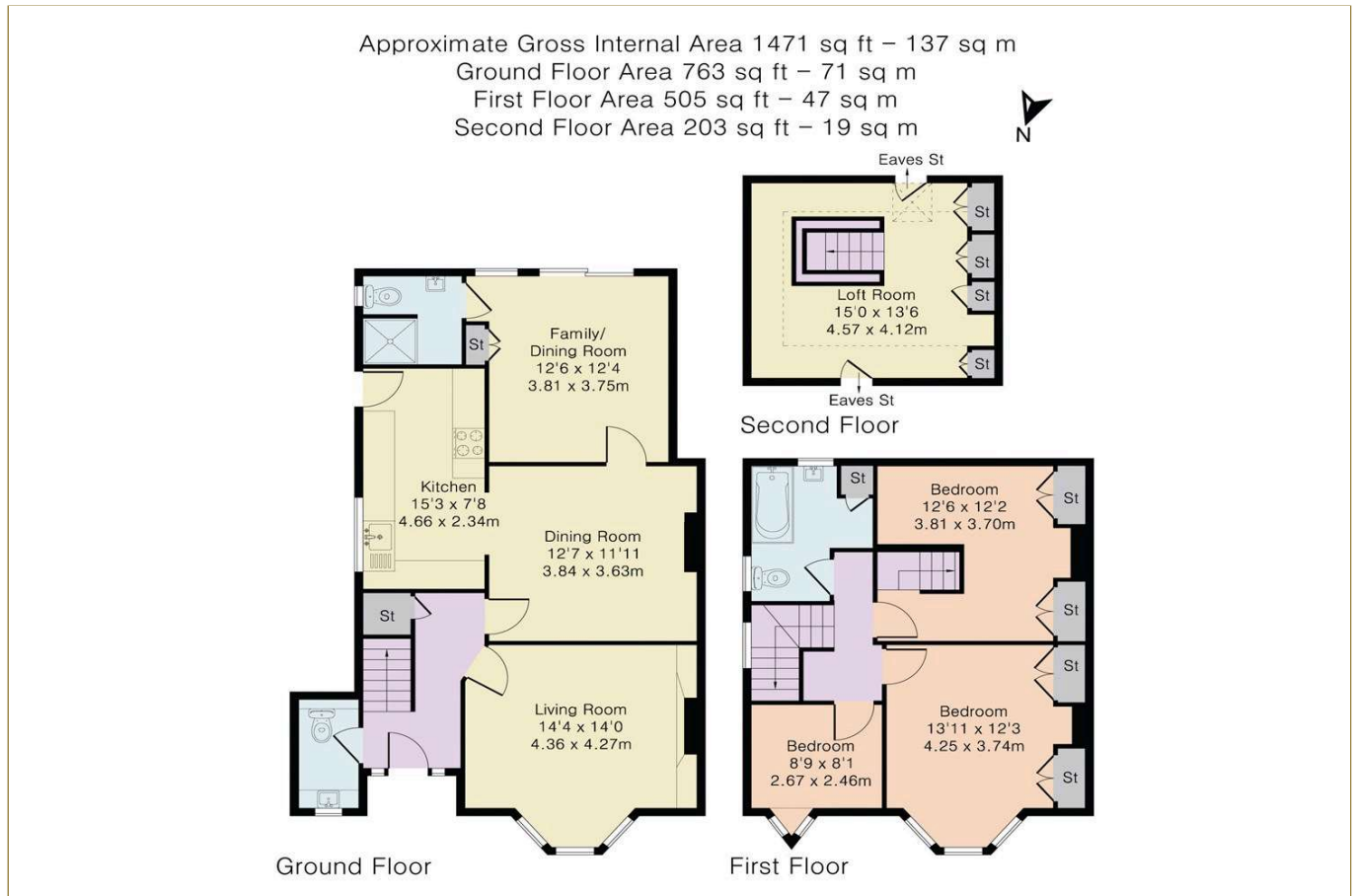
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Energy Rating E

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/2169-3040-3203-0564-3204>

FLOOR PLAN

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



LOCATION

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

