

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



MARCHWOOD AVENUE, EMMER GREEN READING, RG4 8UH

£525,000

A sought after three bedroom bungalow with level secluded garden, peacefully situated at the top end of Emmer Green towards the South Oxfordshire countryside and Phillimore Estate, within a mile of Emmer Green shops and less than two miles from central Caversham. No chain

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
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ENTRANCE

uPVC double glazed front door with stained glass insert to

ENTRANCE LOBBY

Door to

DINING/RECEPTION ROOM

With front aspect double glazed window, archway through to



LIVING ROOM with rear aspect double glazed patio doors to garden, raised electric heater

**FITTED KITCHEN**

Comprising single drainer one and a half bowl stainless steel sink unit with mixer tap and cupboards under, further base and eye level units with roll edged work surfaces and tiled surrounds, inset four ring electric hob with extractor hood above, split level double oven, integrated dishwasher, appliance space, tiled floor, side aspect double glazed window and double glazed side door

**DOOR FROM DINING/RECEPTION ROOM TO INNER HALLWAY**

With access to loft space, built in boiler cupboard housing gas boiler supplying warm air heating and hot water

BEDROOM ONE

With front aspect double glazed window, full length range of fitted wardrobes with mirror fronted doors



BEDROOM TWO

With rear aspect double glazed window, built in double wardrobe, further built in airing cupboard housing hot water tank



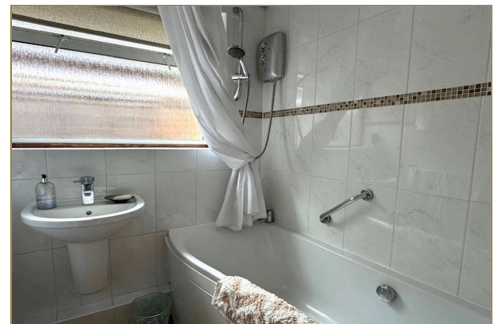
BEDROOM THREE

With rear aspect double glazed window and fitted wardrobe



BATHROOM

Comprising panelled bath, wash hand basin, side aspect double glazed window



SEPARATE W.C.

With side aspect double glazed window

REAR GARDEN

At the rear of the property is a well maintained garden laid to lawn with flower and shrub borders, timber summer house to the rear, a mixture of timber fence and mature hedge enclosures, access front to rear via wooden gate, paved patio area adjacent to the property with outside awning and lighting. Enjoying excellent seclusion extending approximately 40 sq ft.

**OUTSIDE**

The front of the property is entered via block paved driveway leading to

GARAGE

With roller door, power and light, side access

FRONT GARDEN

There is also an open lawn garden area with flower and shrub borders and pathway leading to front door

**PARKING**

Off road parking for three vehicles

DIRECTIONS

From central Caversham proceed north up Prospect Street, at traffic lights fork left into Peppard Road continuing for 1.5 miles turning right into Kiln Road and left into Marchwood Avenue

TENURE

Freehold

SCHOOL CATCHMENT

Caversham Park 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

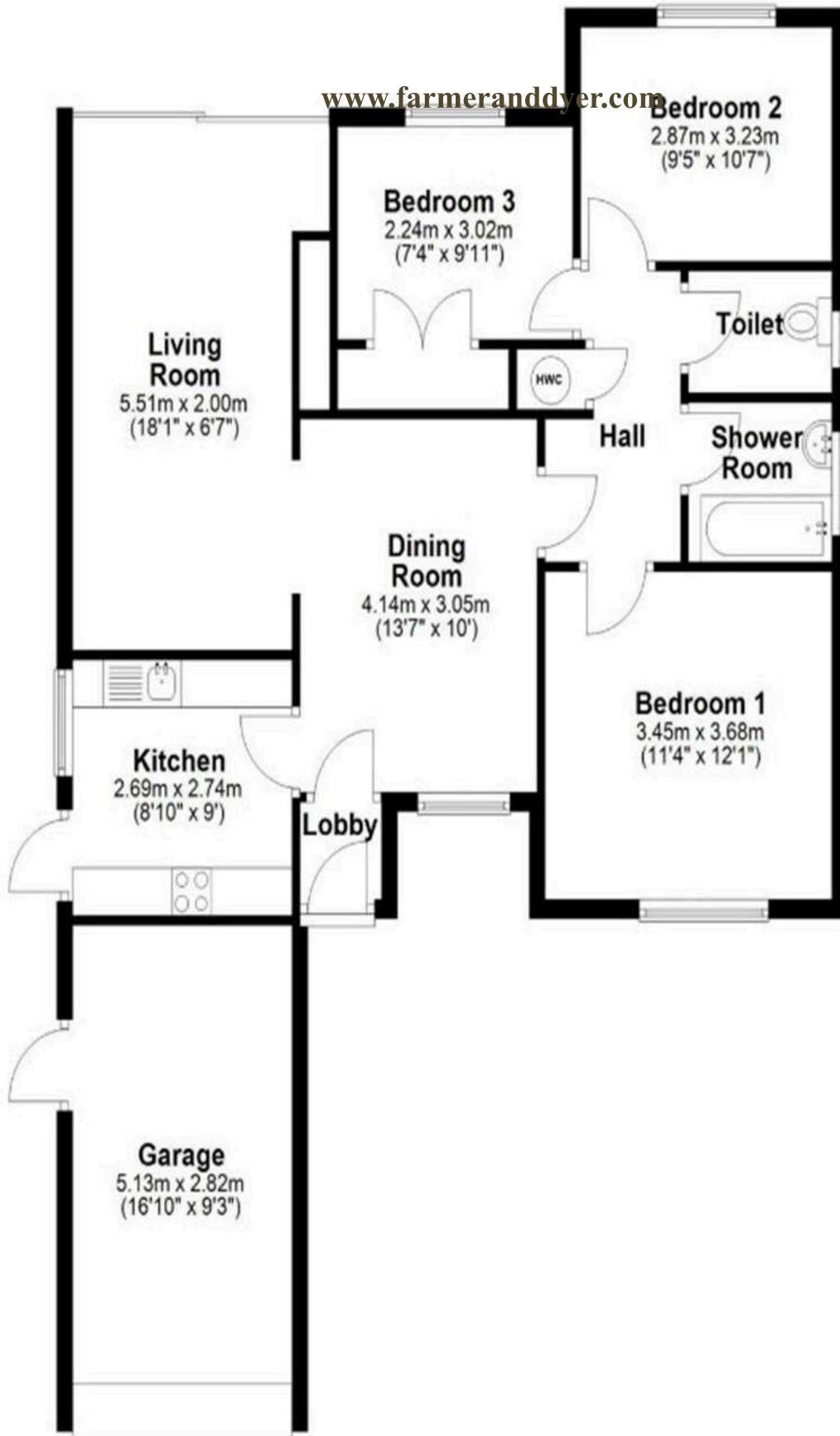
To view the full EPC for this property, you can access the national database with the following web address: To follow

FLOOR PLAN

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

Ground Floor

Approx. 94.6 sq. metres (1018.0 sq. feet)



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Total area: approx. 94.6 sq. metres (1018.0 sq. feet)

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Plan produced using PlanUp.