

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### **THE RIDINGS, EMMER GREEN READING, RG4 8XL**

**£785,000**

A particularly spacious four bedroom detached family home with rear two storey extension positioned in a favoured cul-de-sac on the outskirts of Emmer Green towards the South Oxfordshire countryside and Phillimore Estate. Presented in good decorative order with modern fittings, approximately 3 miles north of Reading railway station and 2 miles from Caversham centre

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

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**ENTRANCE**

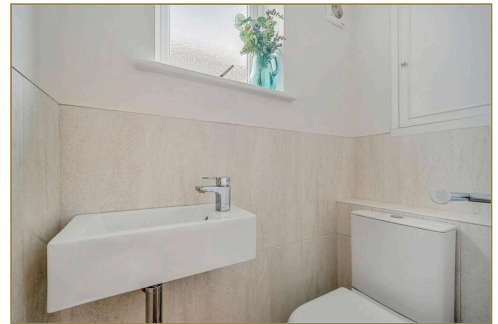
Front door to

**RECEPTION HALL**

Built in cupboard

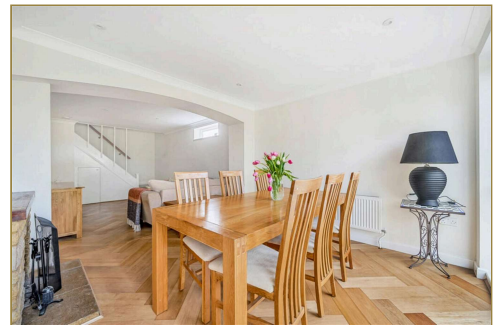
**CLOAKROOM**

With W.C., wash hand basin, side aspect window



**LIVING/DINING ROOM**

Dual aspect, staircase to first floor



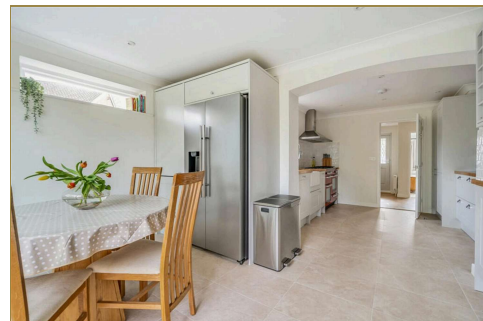
**SITTING ROOM**

With front aspect window



**KITCHEN/BREAKFAST ROOM**

Well fitted with base and eye level units, solid wood work surfaces and space for range cooker and American fridge/freezer



Breakfast area with room for table and chairs and rear sliding patio doors to garden



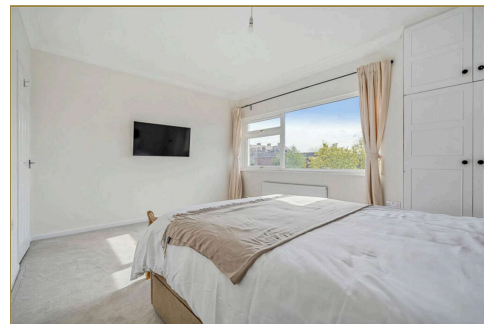
**STAIRCASE FROM LIVING/DINING ROOM TO FIRST FLOOR LANDING**

Built in cupboard and spacious central landing area/study providing a variety of use



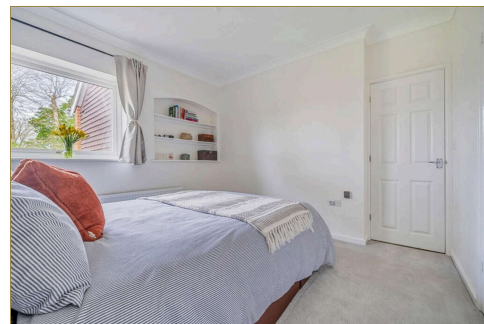
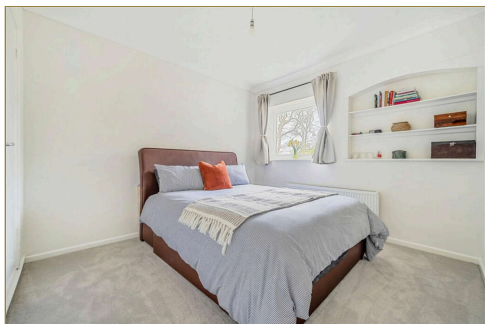
**BEDROOM ONE**

With front aspect window and built in wardrobe



**BEDROOM TWO**

With rear aspect window, built in wardrobe



**BEDROOM THREE**

With rear aspect window



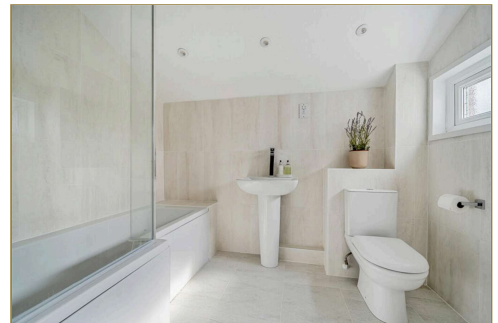
**BEDROOM FOUR**

With rear aspect window



**BATHROOM**

Suite comprising shower bath, wash hand basin, W/C.



**REAR GARDEN**

The property occupies a level secluded garden laid to lawn with timber fenced enclosures, extending approximately 60ft



**OUTSIDE**

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

**GARAGE**

With roller door, light and power and parking in front with open lawn garden area

**DIRECTIONS**

From central Caversham proceed north up Prospect Street at the traffic lights fork left into Peppard Road, continue into Emmer Green passing the shops on the right hand side ultimately turning left into The Ridings

**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

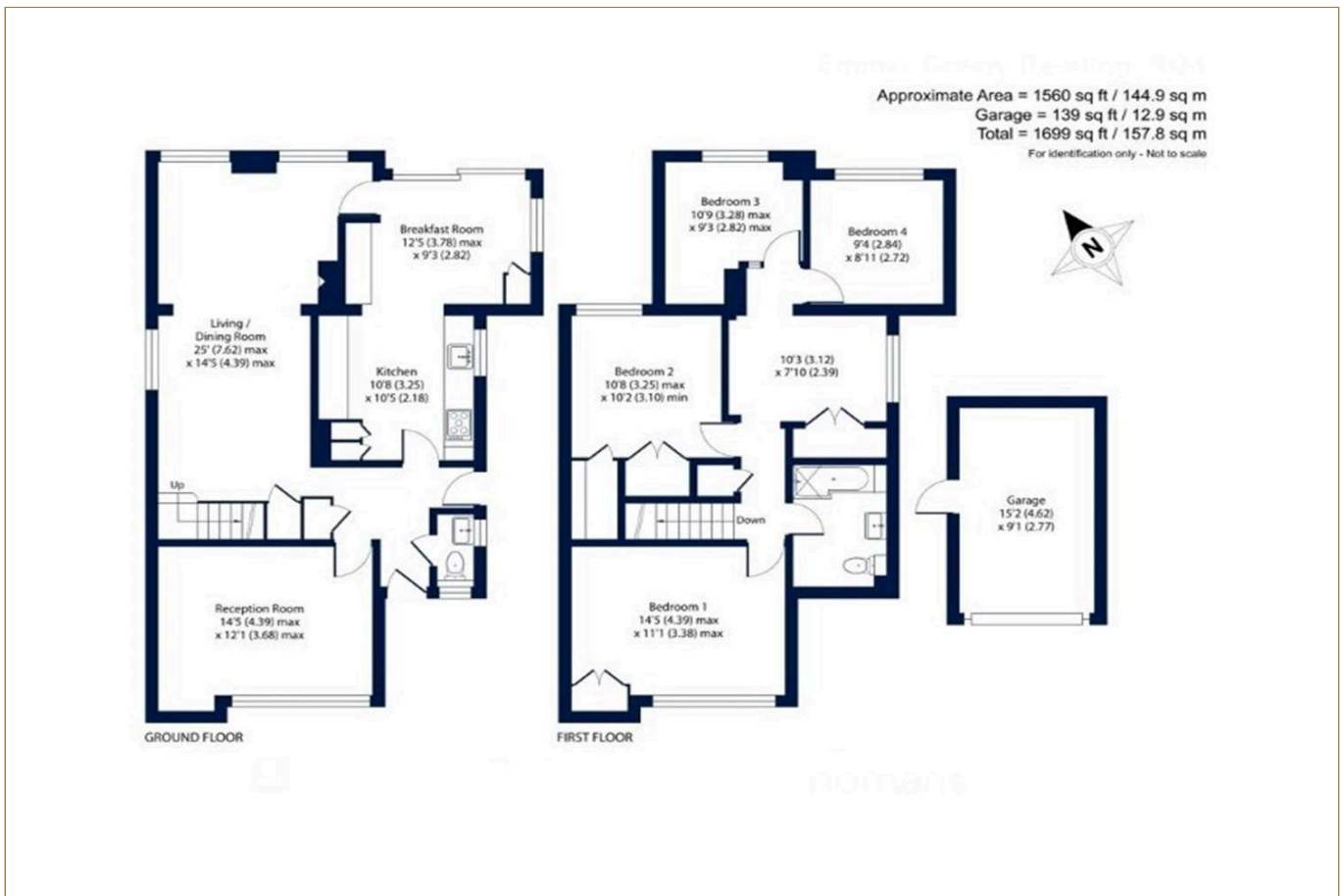
**ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**

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/0600-1726-0222-7391-3443>

### 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

