

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**HAFOD, EMMER GREEN
READING, RG4 8LZ**

Price Guide £795,000

An elegant double fronted five bedroom detached family residence built by Swan Hill Homes approximately 30 years ago of the Buckingham design, having been carefully updated in recent years highlighted by magnificent master suite loft conversion. Occupying a delightful south facing secluded garden with detached double width garage and plenty of parking in a peaceful cul-de-sac within two miles of Caversham centre

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SITUATION

Caversham is situated just north of the River Thames, offering a wide range of shops, bars and restaurants, together with excellent schooling. Reading Station servicing London (Paddington 25 minutes) is within half a mile of Caversham Bridge and has been further complemented with the arrival of Crossrail. Emmer Green & Caversham Heights border the South Oxfordshire countryside, with a choice of golf courses and the additional Mapledurham Gym & Rivermead Sports Complex on Caversham borders

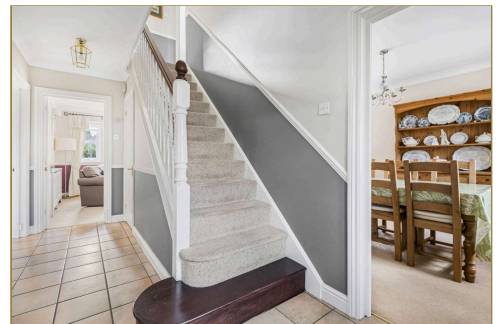
ENTRANCE

Covered entrance porch and front door with double glazed leadlight insert to



RECEPTION HALL

With radiator, dado rails, staircase to first floor, understairs storage cupboard, twin front aspect obscure double glazed window



CLOAKROOM

With W.C., wash hand basin with cupboard space below, radiator, extractor fan



LIVING ROOM

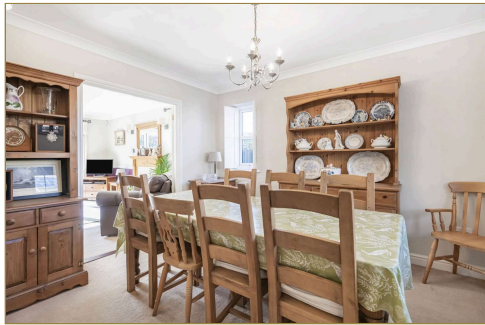
Dual aspect with double glazed windows and rear double glazed bi-fold doors to patio and garden, dado rails, twin encased radiators, central Adams style fireplace with hearth, surround and mantle over and real fire facility, three wall light points. Double doors through to





DINING ROOM

With dual aspect double glazed windows including front bay with internal shutters, radiator, wall light point. Dining room also has alternative access from hall



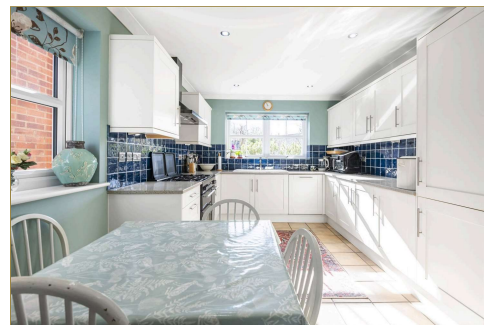
STUDY

With front aspect double glazed bay window with internal shutters, with fitted shelving and bookcase with further fitted drawers, radiator



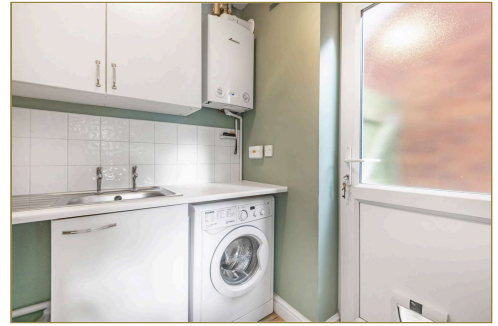
FITTED KITCHEN/BREAKFAST ROOM

Beautifully fitted comprising single drainer one and a half bowl ceramic steel sink unit with mixer tap and cupboards under, further extensive range of both floor standing and wall mounted eye level units with stone work surfaces and contrasting tiled surrounds. With range cooker, fitted extractor hood, integrated fridge/freezer and dishwasher, concealed lighting, ceramic tiled floor. Room for breakfast table and chairs, radiator, dual aspect double glazed windows and door to



UTILITY ROOM

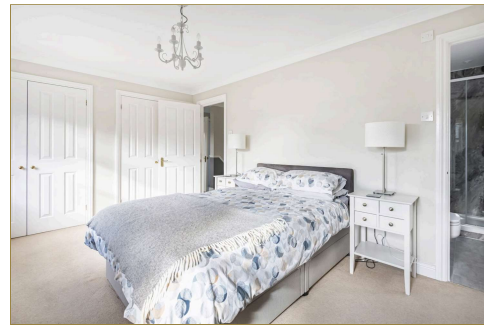
With single drainer stainless steel sink unit with cupboard under, further eye level units, laminated work surface, plumbing for washing machine, appliance space for tumble dryer, newly fitted wall mounted gas boiler, radiator and double glazed side door

**STAIRCASE FROM RECEPTION HALL TO GALLERIED FIRST FLOOR LANDING**

With radiator, dado rails, built in airing cupboard housing foam dipped hot water tank with slatted shelving and large understairs storage cupboard

**BEDROOM TWO**

With twin rear aspect double glazed windows, radiator and twin built in double wardrobes. Door to

**EN SUITE SHOWER ROOM**

Comprising refitted double width shower, inset wash hand basin with cupboard space below, W.C., with contrasting floor and surrounds, heated towel rail, side aspect obscure double glazed window



BEDROOM THREE/GUEST BEDROOM

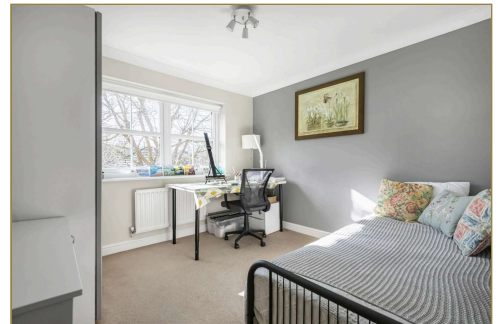
With dual aspect double glazed windows, radiator, internal shutters, door to

**EN SUITE SHOWER ROOM**

Comprising tiled shower cubicle, wash hand basin with cupboard below, W.C. radiator and front aspect obscure double glazed window

**BEDROOM FOUR**

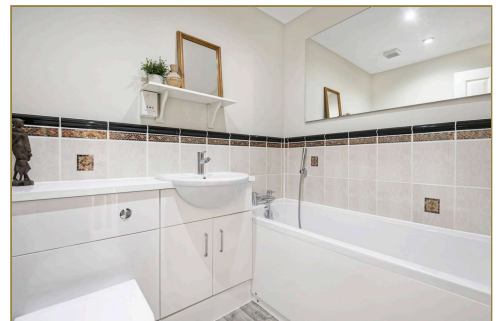
With rear aspect double glazed window, radiator

**BEDROOM FIVE**

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

**FAMILY BATHROOM**

Comprising panelled bath, wash hand basin with cupboard space below, W.C., with contrasting tiled walls, extractor fan, radiator

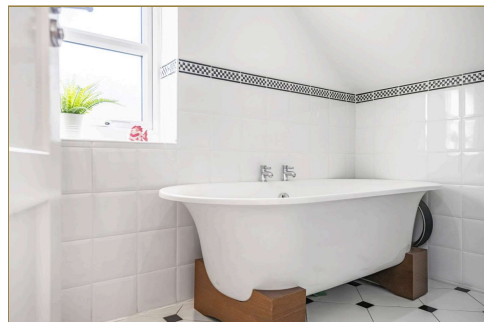
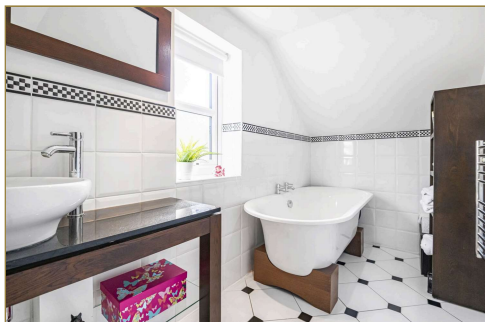


DOOR AND STAIRCASE TO MASTER BEDROOM SUITE

Forming a superb loft conversion with excellent stairway access. Triple aspect with double glazed windows and Velux skylights, bench seat, eaves storage cupboards and built in wardrobe and drawer space, oak flooring and door to

**ENSUITE BATHROOM**

Comprising roll topped bath, circular wash stand with granite surround, W.C., with matching tiled walls and floor, stainless steel heated towel rail, side aspect obscure double glazed window



REAR GARDEN

At the rear of the property are delightful wide beautifully landscaped gardens predominately laid to lawn with interspersed flowers, specimen shrubs, maturing trees and evergreens, with a sunny southerly aspect and timber fenced enclosures. There is a paved patio area adjacent to the living room spreading across the width of the property, with rear garage access and gateway to side greenhouse, hidden timber shed and garden store. To the rear is a pea shingled area with various shrubs with pitched roof summerhouse and storage area. In all the gardens extend in the region of 50ft and a width extending approximately 70ft to extremes, with a high degree of seclusion. Side access front to rear via both a timber and wrought iron gate



OUTSIDE

The front of the property is entered via a sweeping tarmac driveway leading to



DETACHED DOUBLE WIDTH GARAGE

With twin electrically operated roller doors, power and light and useful eaves storage space

PARKING

The driveway provides access and parking for six vehicles

FRONT GARDEN

There are separate steps and pathway leading to the front door with brick enclosed beds, mature silver birch and young evergreens

DIRECTIONS

From central Caversham proceed north up Prospect Street at the traffic lights fork left into Peppard Road, continue into Buckingham Drive, at the roundabout turn left into Evesham Road, continue into St Barnabas Road and turn left at mini roundabout into Tredegar Road, turn right into Glenrhonda bearing right at the bottom and right again into Hafod

SCHOOL CATCHMENT

Emmer Green Primary School

The Hill Primary School

The Heights 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 C

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/0083-2138-0031-2397-5021>

FLOOR PLAN

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

Approximate Gross Internal Area 2049 sq ft - 191 sq m

Ground Floor Area 774 sq ft – 72 sq m

First Floor Area 741 sq ft – 69 sq m

Second Floor Area 350 sq ft – 33 sq m

Garage Area 184 sq ft – 17 sq m

