

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



BUCKINGHAM GATE, EMMER GREEN READING, RG4 8RT

£508,000

A superbly presented three bedroom town house situated in this cul-de-sac setting only a 5 minute walk to The Hill primary school & 10 minute walk to Emmer Green shopping precinct. Includes open plan living room/garden room, well designed kitchen/dining room, cloakroom, ensuite shower room, secluded garden and parking for two vehicles. 20 minute walk to Caversham centre & 30 minute walk to Reading station

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SITUATION

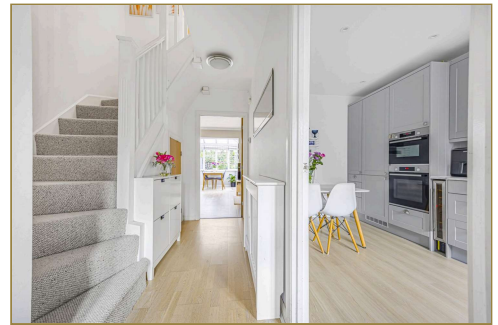
Caversham is situated just north of the River Thames, offering a wide range of shops, bars and restaurants, together with excellent schooling. Reading Station servicing London (Paddington 25 minutes) is within half a mile of Caversham Bridge and has been further complemented with the arrival of Crossrail. 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

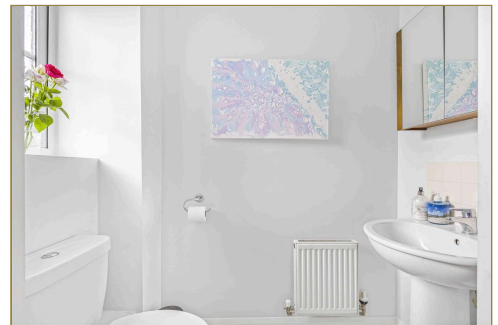
Covered entrance porch and front door to

RECEPTION HALL

With encased radiator, staircase to first floor and understairs storage cupboard

**CLOAKROOM**

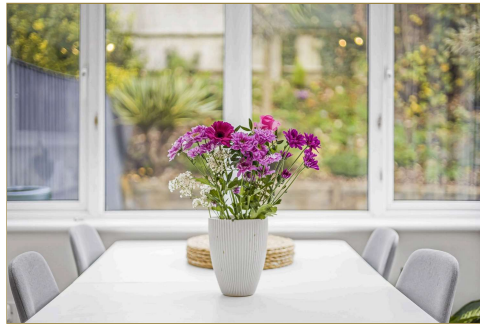
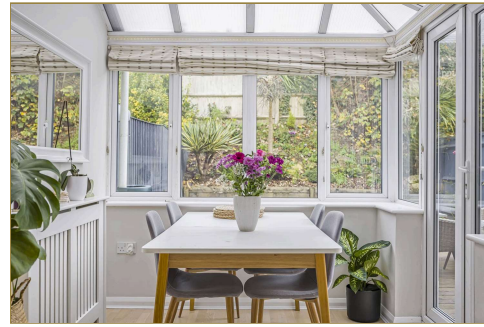
With W.C., wash hand basin, front aspect obscure double glazed window

**L-SHAPED LIVING AND GARDEN ROOM**

Naturally designed for living and dining areas with rear aspect double glazed window, two radiators, through to garden room

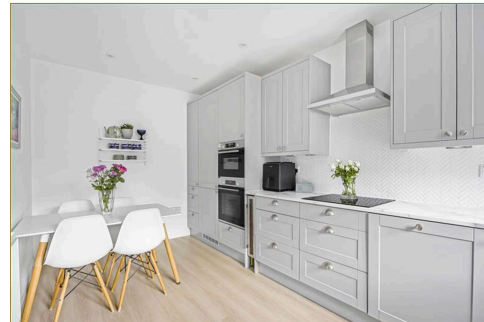


GARDEN ROOM with dual aspect double glazed windows with integrated double glazed French doors to garden, encased radiator and part vaulted ceiling



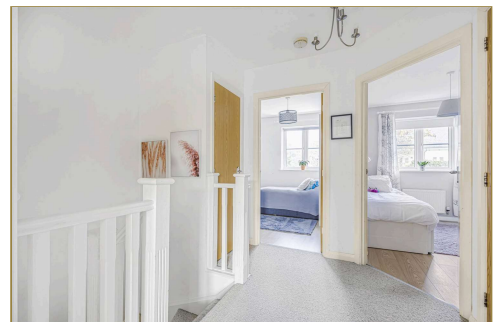
KITCHEN/DINING ROOM

Well fitted comprising single drainer one and a half bowl non scratch sink unit with mixer tap and cupboards under, further extensive range of both floor standing and wall mounted eye level painted units with contrasting work surfaces and tiled surrounds. Inset four ring induction hob with extractor hood above and integrated oven and combination microwave, further integrated fridge/freezer, washing machine and dishwasher, neatly fitted gas boiler. With room for breakfast table and chairs, radiator, front aspect double glazed window



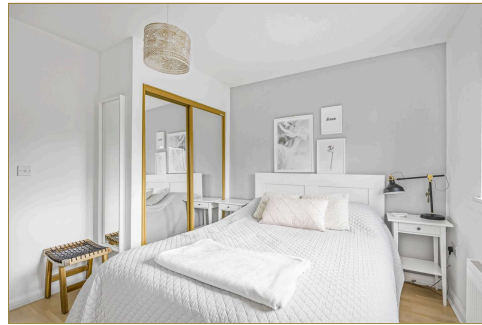
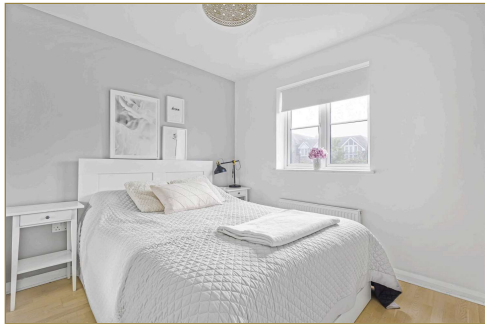
STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING

With access to loft space above, airing cupboard housing pressurised hot water cylinder and slatted shelving



BEDROOM ONE

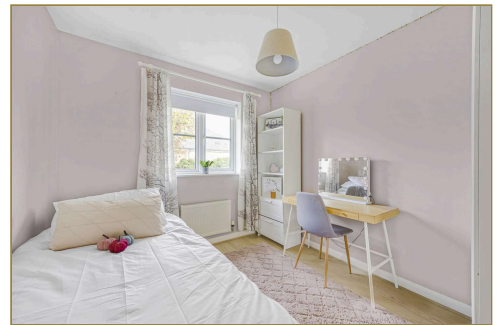
With front aspect double glazed window, radiator, fitted double wardrobe with mirror fronted sliding doors

**EN SUITE SHOWER ROOM**

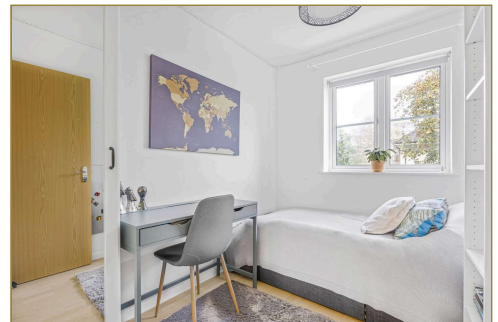
With double width fully tiled shower, wash hand basin, W.C., radiator, front aspect obscure double glazed window, tiled surrounds

**BEDROOM TWO**

Rear aspect double glazed window, radiator

**BEDROOM THREE**

With rear aspect double glazed window



BATHROOM

Comprising panelled bath, wash hand basin, W.C., radiator, extractor fan and tiled surrounds

**REAR GARDEN**

At the rear of the property are secluded gardens laid to lawn with decking area adjacent to French doors, outside lighting and sleeper enclosed raised rockery beds with specimen shrubs together with timber fenced enclosures. The gardens enjoy excellent seclusion extending approximately 40ft

**OUTSIDE**

The front of the property is entered via paved pathway leading to the front door with open pea shingled front garden area

**PARKING**

Two allocated parking spaces directly in front of the property

NOTE

There is a communal bike store

DIRECTIONS

From central Caversham proceed north up Prospect Street, at traffic lights fork left into Peppard Road proceeding to Emmer Green, turn left at roundabout into Evesham Road, left into Marshland Square, follow this round to the roundabout turning right into Buckingham Gate

TENURE

Freehold

Annual Service Charge ... £608.70

SCHOOL CATCHMENT

The Hill Primary School

Highdown School and Sixth Form Centre

COUNCIL TAX

Band D

FREE MORTGAGE ADVICE

We are pleased to be able to offer the services of an Independent Mortgage Adviser who can access over 2,500 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/1390-4403-0622-4473-3043>

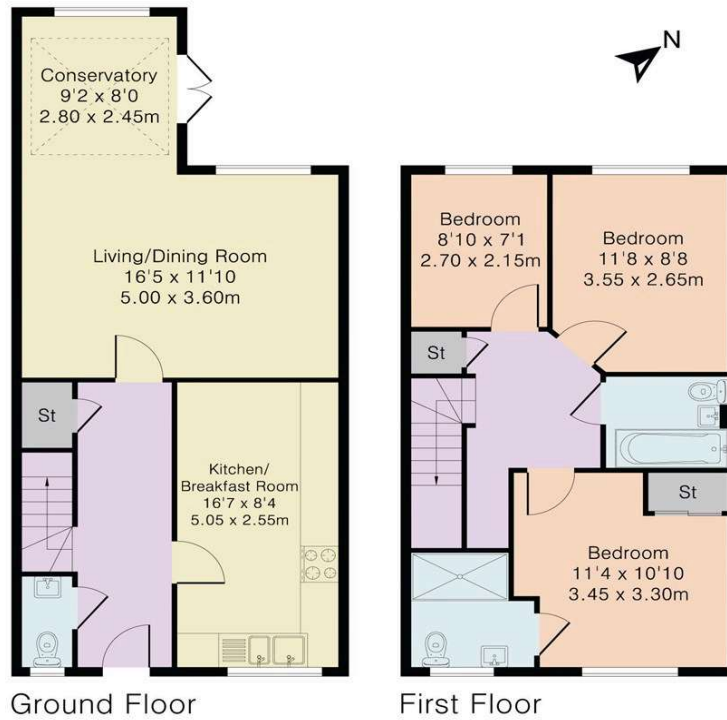
FLOOR PLAN

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

Approximate Gross Internal Area 1014 sq ft - 95 sq m

Ground Floor Area 544 sq ft – 51 sq m

First Floor Area 470 sq ft – 44 sq m



LOCATION

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

