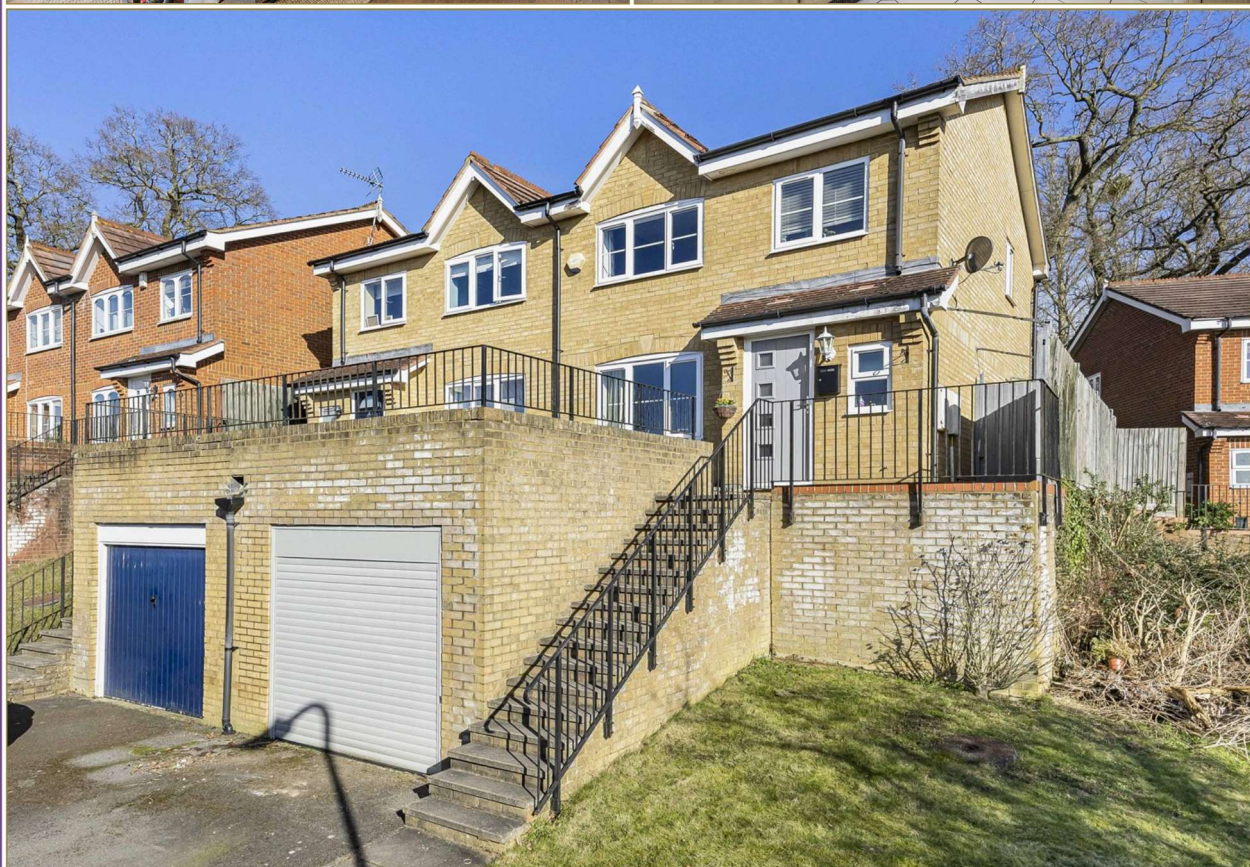


FARMER & DYER

RESIDENTIAL SALES & LETTINGS



MORLAIS, EMMER GREEN
READING, RG4 8PQ
£425,000

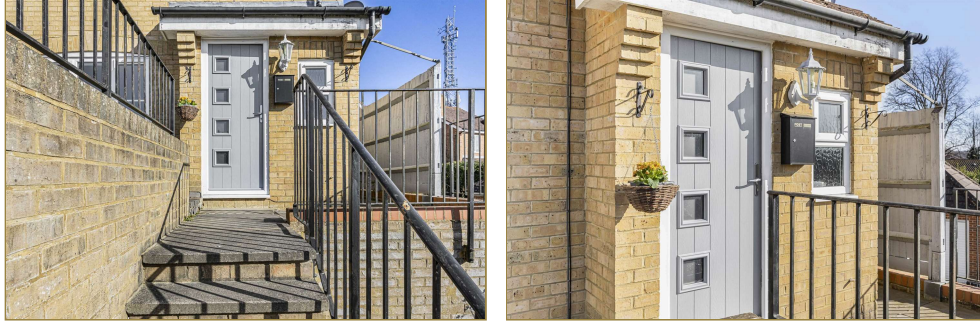
A well presented three bedroom semi detached family home peacefully situated in an elevated position with views across the Hemdean Valley and backing onto the wooded grounds of Highdown School, with garage and parking

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
T 0118 946 1800 W www.farmeranddyer.com
E info@farmeranddyer.com

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

Front door with double glazed inserts to

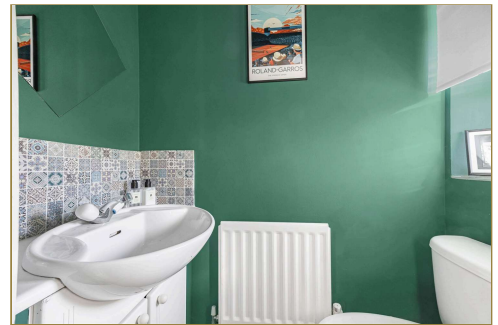


ENTRANCE HALL

With radiator

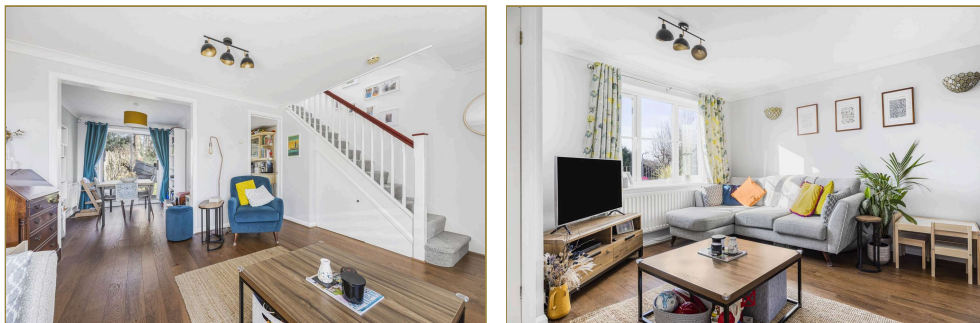
CLOAKROOM

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



DOOR FROM HALLWAY TO LIVING ROOM

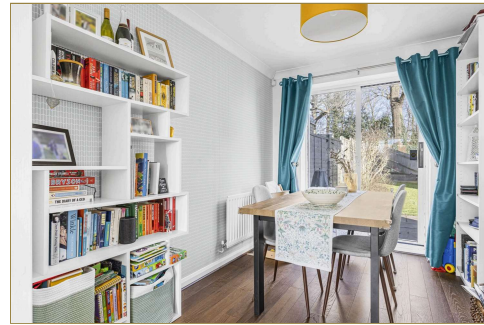
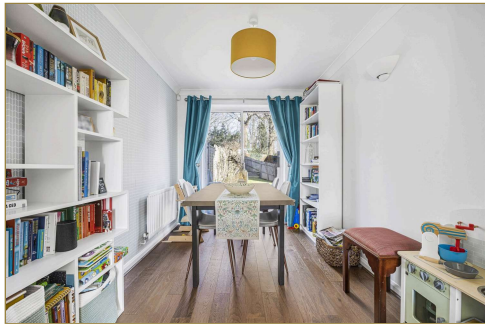
With oak style flooring, front aspect double glazed window, radiator, staircase to first floor and neatly fitted understairs storage cupboard. Through to





DINING ROOM

With radiator, oak style flooring, rear aspect double glazed sliding patio doors to garden



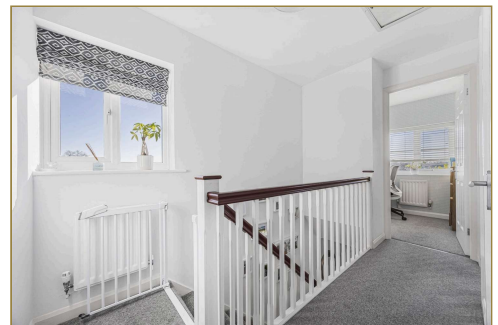
FITTED KITCHEN

Comprising single drainer stainless steel sink unit with mixer tap and cupboards under, further range of both floor standing and wall mounted eye level units with laminated work surfaces and tiled surrounds, inset four ring gas hob with extractor hood above and integrated oven below, plumbing for washing machine and dishwasher, further neat insert appliance space for fridge/freezer, neatly fitted gas boiler, with rear aspect double glazed window and kitchen side door, ceramic tiled floor



STAIRCASE FROM LIVING ROOM TO FIRST FLOOR LANDING

With side aspect double glazed window, radiator, access to loft space above with built in airing cupboard housing lagged hot water tank and slatted shelving above

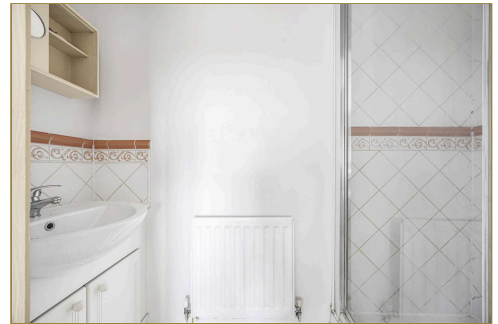


BEDROOM ONE

With front aspect double glazed picture window with views across Hemdean Valley, radiator, built in double wardrobe and door to

**EN SUITE SHOWER ROOM**

Comprising fully tiled shower, wash hand basin with cupboard below, W.C., extractor fan

**BEDROOM TWO**

With rear aspect double glazed window, radiator and views across the wooded grounds of Highdown School

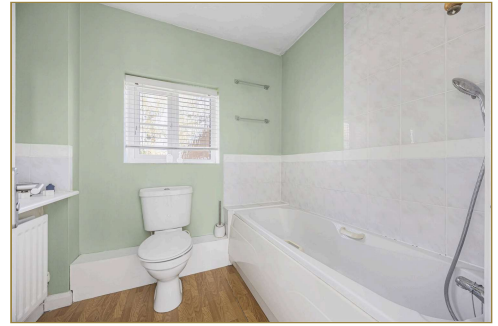
**BEDROOM THREE**

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



BATHROOM

Comprising panelled bath, wash hand basin with cupboard space below, W.C., tiled surrounds, radiator, rear aspect obscure double glazed window

**REAR GARDEN**

At the rear of the property is a well maintained garden with large paved patio area adjacent to the property with outside water tap and side access front to rear via secure timber gate, outside lighting. Patio area leads to lawned garden with flower and shrub borders and sleeper enclosed raised bed to the rear, timber fenced enclosures with a good degree of seclusion, backing onto the wooded grounds of Highdown School. The gardens stretch approximately 50ft

**OUTSIDE**

At the front of the property is an enclosed lawned garden with mature hedged enclosure, tarmac driveway leading to

**GARAGE**

With single up and over door, power and light, with off road parking in front



OUTSIDE

Steps leading up to front terraced area and front door, outside light

**DIRECTIONS**

From central Caversham proceed north up Prospect Street at the traffic lights fork left into Peppard Road, continue to Emmer Green turning left at the mini roundabout into Buckingham Drive, continue into St. Barnabas Road at the mini roundabout turn left into Tredegar Road, turn left into Morlais

SCHOOL CATCHMENT

Emmer Green Primary School

The Heights 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 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/0143-3047-8207-8665-4200>

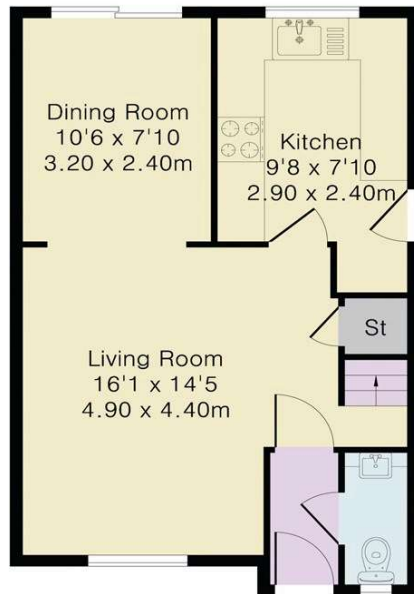
FLOOR PLAN

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

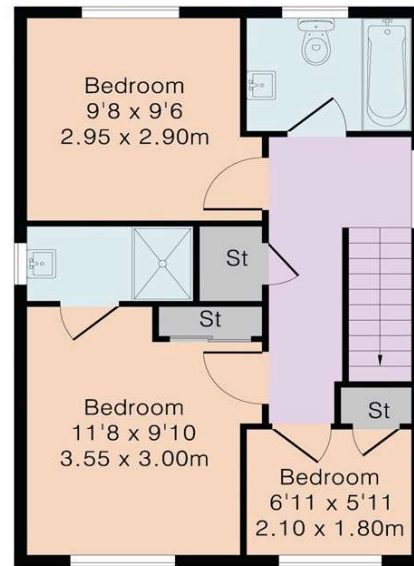
Approximate Gross Internal Area 818 sq ft - 76 sq m

Ground Floor Area 413 sq ft – 38 sq m

First Floor Area 405 sq ft – 38 sq m



Ground Floor



First Floor