

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**EVESHAM ROAD, EMMER GREEN
READING, RG4 8RL**

£560,000

A well presented three bedroom semi-detached home in Emmer Green just 8 minutes walk from Emmer Green Primary School and local shopping precinct. Offering an extended dining room and open plan kitchen/living room, cloakroom, utility room and ample parking - Perfect for Families! No onward chain

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

Open reception hall, with access to kitchen and downstairs W.C.

LIVING ROOM

17ft cosy open plan living room with access to the dining area and kitchen



DINING ROOM

15ft by 12ft extended dining room with patio doors out onto the garden



KITCHEN

Modern kitchen with built in dishwasher, oven, microwave and electric hob, giving access to the utility room



CLOAKROOM

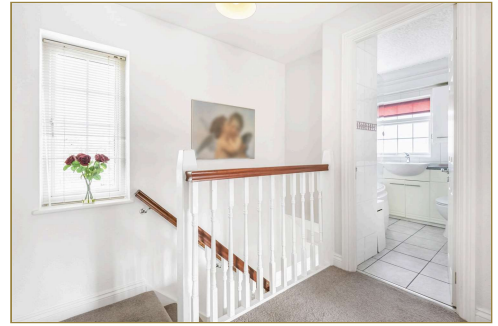
Downstairs w/c with sink, access from the entrance hall

UTILITY ROOM & BOOT ROOM

Utility room with space for washer, dryer, and large American fridge freezer, with back to out to the garden and separate access to the front of the property



STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING



BEDROOM

14ft by 13ft master bedroom overlooking the garden with built in wardrobes



BEDROOM

11ft by 11ft double bedroom overlooking the rear garden, with built in wardrobes



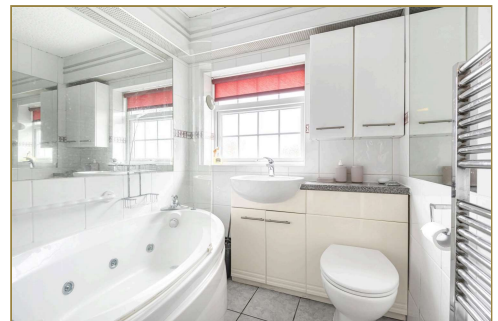
BEDROOM

10ft by 8ft small double bedroom, to the front of the home



BATHROOM

Modern family bathroom with jacuzzi bath.



REAR GARDEN

Rear south east facing garden laid to lawn, with garden shed



FRONT GARDEN

Large front garden, which has been partially paved to create ample parking



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 where the property will be found on the left hand side

TENURE

Freehold

SCHOOL CATCHMENT

Emmer Green Primary School

Highdown School and Sixth Form Centre

COUNCIL TAX

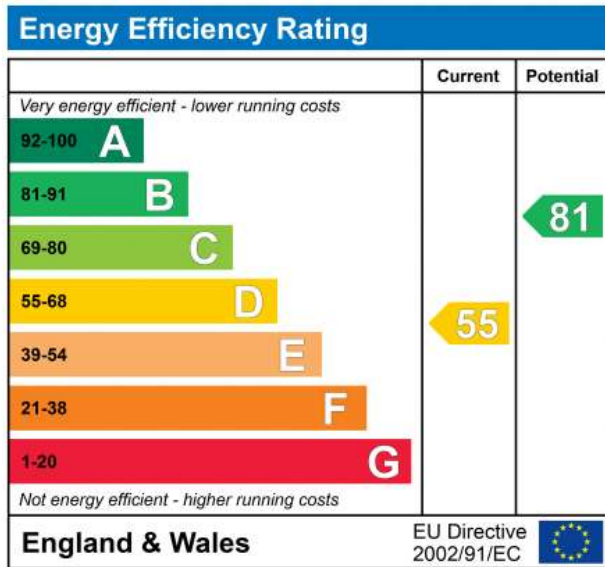
Band D

FREE MORTGAGE ADVICE

We are pleased to be able to offer the services of an Independent Mortgage Adviser who can access 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/1600-2601-0322-5491-3253>



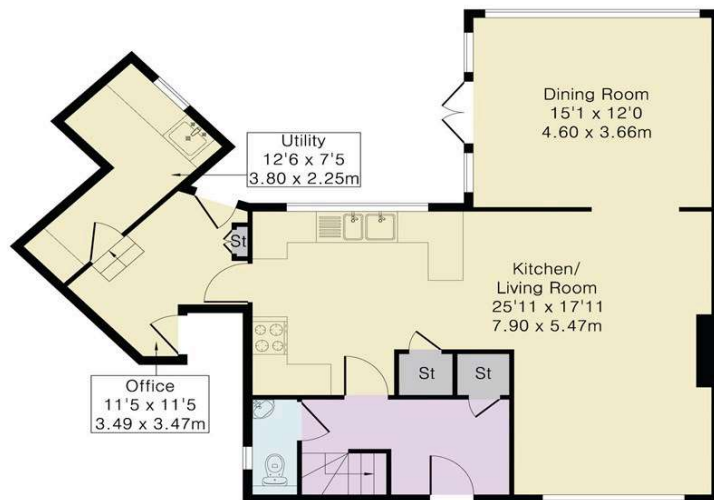
FLOOR PLAN

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

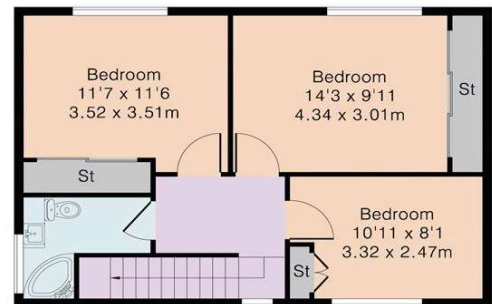
Approximate Gross Internal Area 1225 sq ft - 114 sq m

Ground Floor Area 760 sq ft – 71 sq m

First Floor Area 465 sq ft – 43 sq m



Ground Floor



First Floor

LOCATION

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

