

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### **ROSEHILL PARK EMMER GREEN, RG4 8XE £735,000**

Beautifully modernised open plan, four bedroom detached family home with south-facing garden, garage, and ample parking. Set in a sought after position, within a 6 minute drive of Emmer Green Primary School and a short distance from countryside walks

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

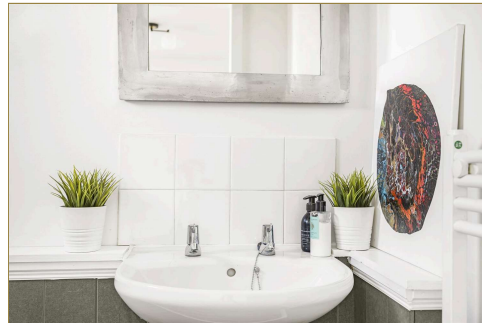
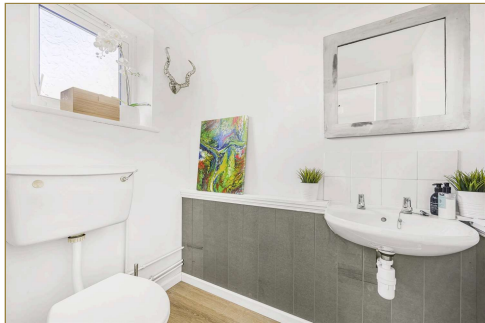
Caversham is situated just north of the River Thames, offering a wide range of shops, bars and restaurants, together with excellent schooling. Reading Station servicing London (Paddington 25 minutes) is within half a mile of Caversham Bridge and has been further complemented with the arrival of Crossrail.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

**RECEPTION HALL**

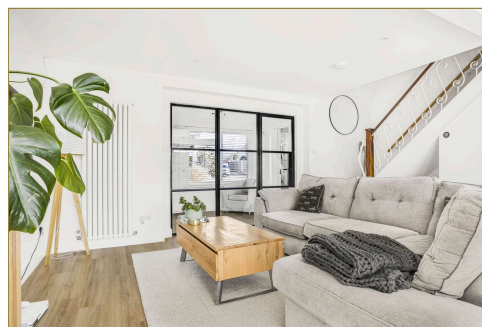
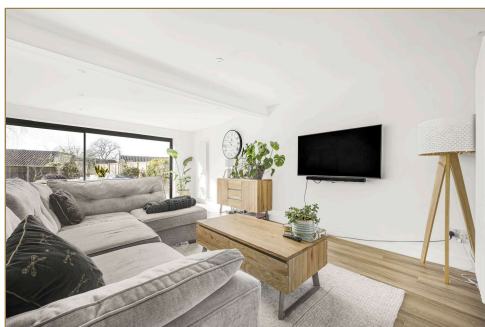
Light and open entrance hall with Crittle door and access to the downstairs cloakroom, along with built in cupboards. The whole of the downstairs has had new Amtico flooring fitted along with a full rewire

**CLOAKROOM**

Modern and refitted downstairs cloakroom

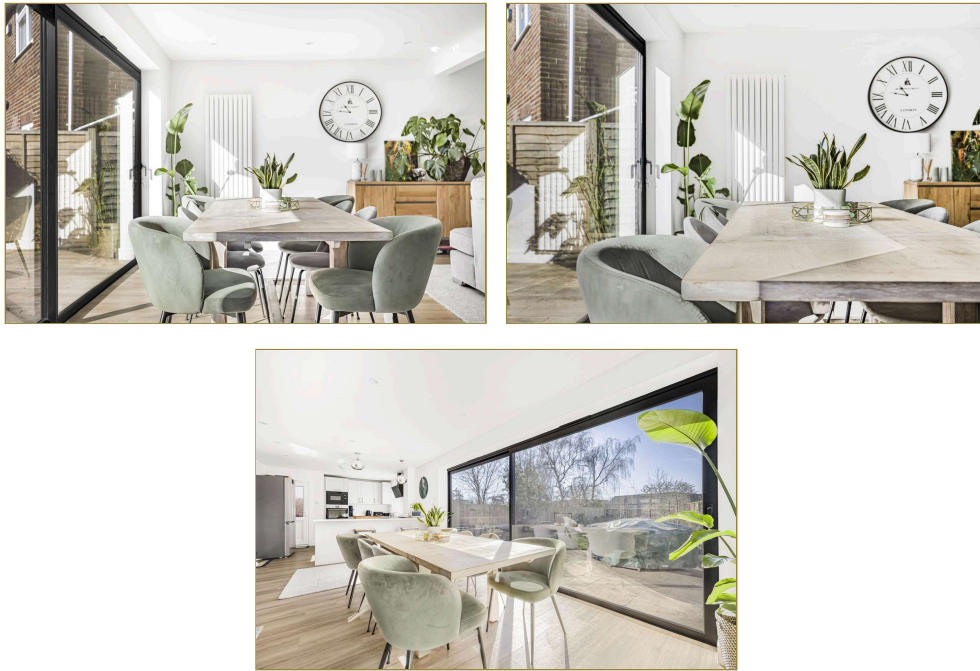
**LIVING ROOM/DINING ROOM/KITCHEN**

Stunning open plan living area, with newly re plastered walls and Amtico flooring





Dining area to the rear of the property with access to patio and garden through new 4.5 meter sliding door



Brand new kitchen with stunning granite work tops and breakfast bar, integrated double oven, induction hob, dishwasher and washing machine



### **BEDROOM ONE**

Large 14ft by 10ft double bedroom with build in wardrobes



### **BEDROOM TWO**

Large second double bedroom to the front of the property, with built in wardrobes



### **BEDROOM THREE**

To the rear of the property, this double bedroom looks over the south facing garden



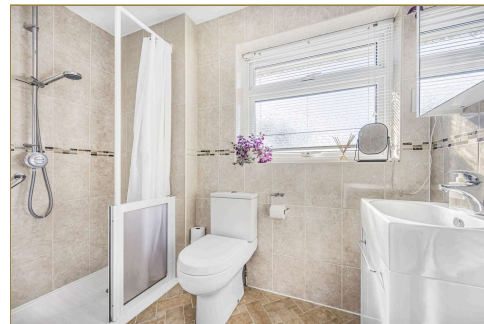
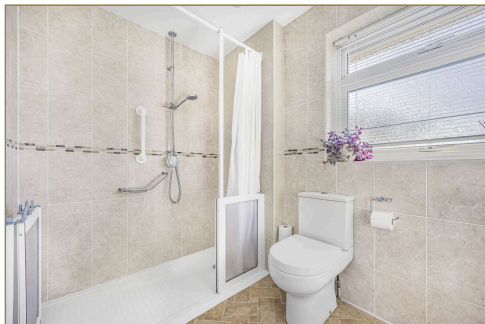
### **BEDROOM FOUR**

The final smallest double bedroom with built in wardrobes



### **BATHROOM**

Modern family bathroom with large shower, W.C. and wash hand basin with cupboard below



**REAR GARDEN**

South facing family garden with the added benefit of not being over looked

**GARAGE**

Large 15ft by 16ft double garage, ideal for storage or a garage conversion

**FRONT GARDEN**

Parking for 2 to 3 cars, and nicely set back from the road with a mature front garden

**DIRECTIONS**

From central Caversham proceed north up Prospect Street at traffic lights fork left into Peppard Road, continue for approximately one mile turning left into Rosehill Park

**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 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/0037-3229-1309-0483-2202>

**FLOOR PLAN**

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

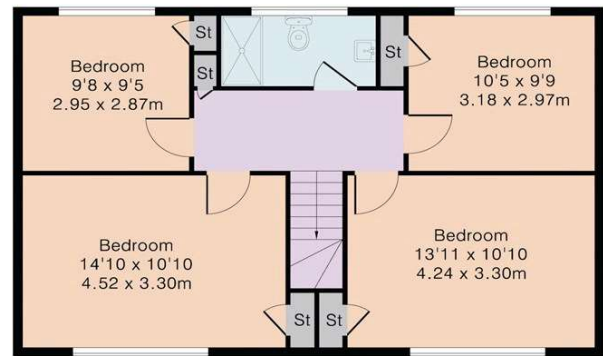
**Approximate Gross Internal Area 1550 sq ft - 144 sq m**

Ground Floor Area 867 sq ft – 81 sq m

First Floor Area 683 sq ft – 63 sq m



Ground Floor



First Floor