

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



SPINNEY CLOSE, EMMER GREEN READING, RG4 8TB

£675,000

An attractive and recently enhanced 1950's Haddock built semi detached with a super 21.5 x 14.10ft open plan kitchen/dining room. Located in the popular setting within Emmer Green school catchment and includes living room, downstairs cloakroom, three bedrooms, garage and off road parking. No onward chain

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ENTRANCE HALL

With Karndean Herringbone flooring, useful understairs space and cupboard, radiator, front aspect window



CLOAKROOM

Two piece suite comprising: w.c, wash hand basin with tiling, side aspect window, Karndean Herringbone flooring



LIVING ROOM

Front aspect bay window, feature fireplace with log burner with mantel and hearth



KITCHEN/DINING ROOM

Super open plan room overlooking the side and rear garden.

KITCHEN: Completely refitted with quartz worktops and a range of Shaker style cupboards and drawers, large central island with breakfast bar and lighting above, two fitted electric ovens, fitted hob with extractor hood over, tall larder style cupboards, integrated fridge/freezer, dishwasher and washing machine, spotlights, Karndean flooring

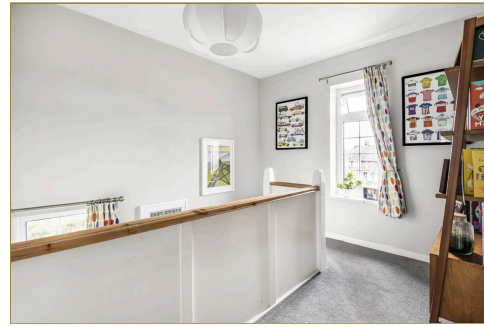
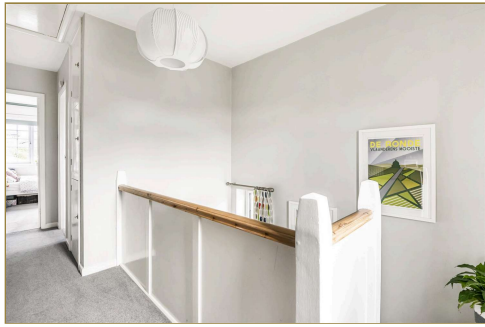


DINING AREA: Room for table and chairs, radiator, attractive large bi-fold doors leading to garden



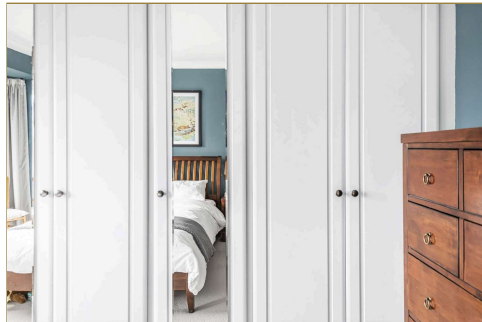
STAIRCASE TO FIRST FLOOR LANDING

With side and front aspect windows, access to loft



BEDROOM ONE

Front aspect bay window, full width fitted wardrobes, radiator



BEDROOM TWO

Rear aspect, excellent selection of fitted wardrobes, radiator



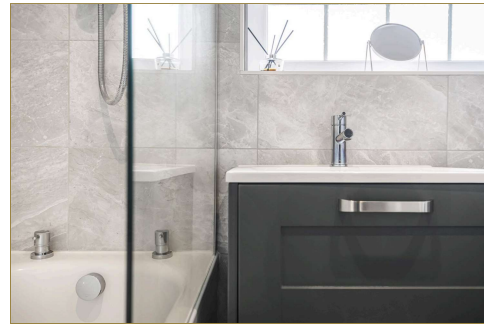
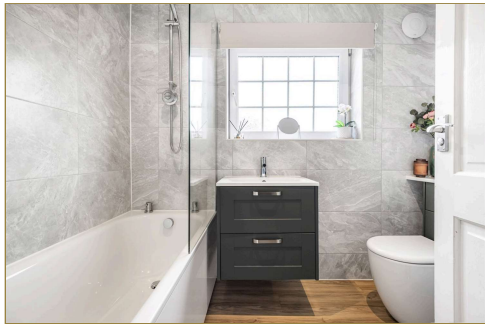
BEDROOM THREE

Rear aspect, radiator



BATHROOM

Refitted suite comprising: shower bath and screen, w.c, fitted wash hand basin with cupboards, tiled walls, side aspect window



REAR GARDEN

To the rear of the property is a garden enclosed by panel fencing and mainly lawned



Includes decking area, raised flower/shrub beds and flowers to the perimeters



There is further secure parking to the rear with driveway leading to garage

DETACHED GARAGE

Via gated access with up and over door, light and power



OUTSIDE

To the front of the property is a small garden with hedging, shrub borders and paved driveway with pillared lighting providing off road parking for three vehicles



AERIAL VIEW



TENURE

Freehold

SCHOOL CATCHMENT

Emmer Green 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

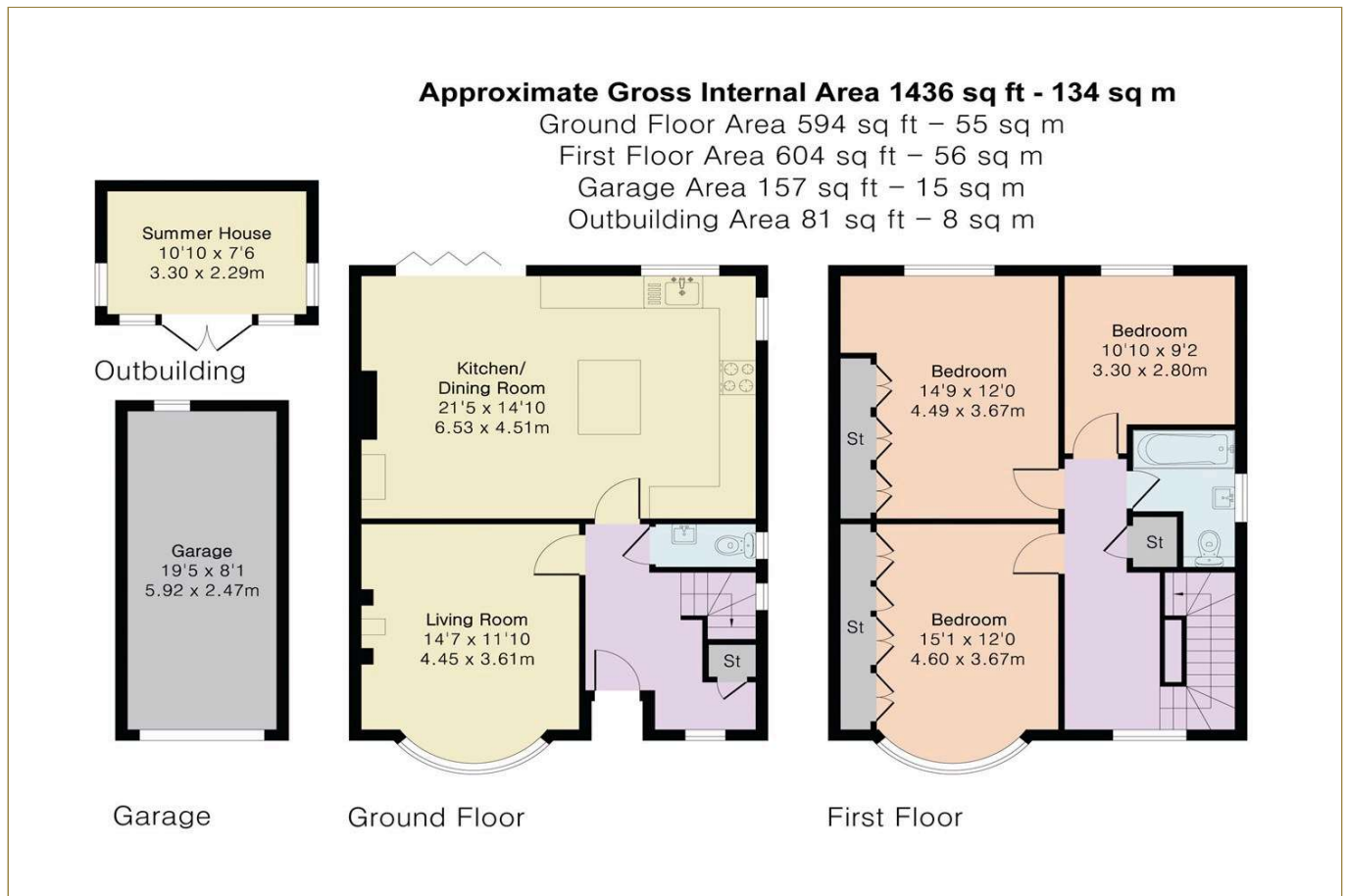
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

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/0775-3048-7204-6255-7204>

FLOOR PLAN

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



LOCATION

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

