

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



OAK GROVE, EMMER GREEN READING, RG4 8AW

£615,000

A lovely three bedroom detached home nestled in this quiet cul-de-sac of just 9 houses, only a 2 minute walk to Emmer Green primary school and bus stops & a 5 minute walk to the Emmer Green shopping precinct. Includes 16ft living room, 14ft kitchen/breakfast room, cloakroom, ensuite shower room and an attractive south facing garden with 20ft garage and parking.

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CANOPIED ENTRANCE PORCH

Front door with double glazed insert to

RECEPTION HALL

Central arch, radiator, staircase to first floor, large walk-in understairs cupboard with shelving



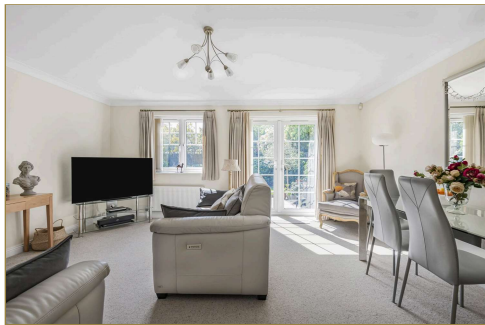
CLOAKROOM

Comprising W.C., wash hand basin, radiator, front aspect window



LIVING/DINING ROOM

Rear aspect double glazed window with double glazed French doors leading to patio and south facing garden, two radiators



KITCHEN/BREAKFAST ROOM

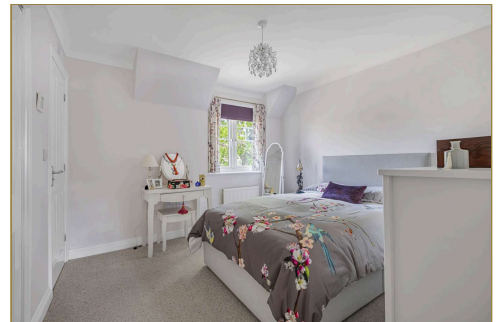
Fitted to comprise; Worktops with cupboards and drawers, inset 4-ring gas hob with extractor hood above and split level integrated double oven, integrated appliances include; washing machine, dishwasher and fridge/freezer. Fitted gas boiler, concealed lighting, radiator, tiled floor, dual aspect double glazed windows

**STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING**

Access to loft space above, built-in airing cupboard

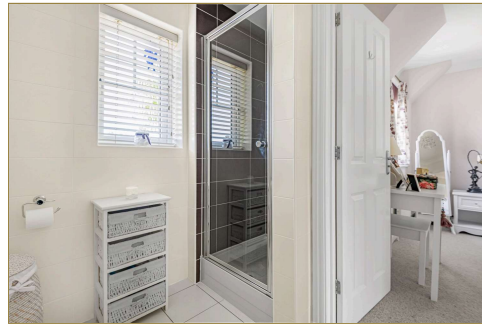
**BEDROOM ONE**

Front aspect double glazed window, radiator, built-in double wardrobe, door to

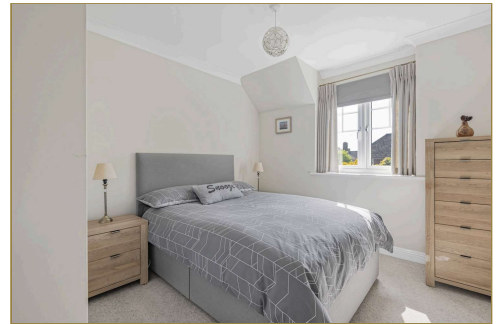


EN SUITE SHOWER ROOM

Comprising fully tiled shower, wash hand basin, W.C, tiled floor and walls, heated towel rail, front aspect obscure double glazed window

**BEDROOM TWO**

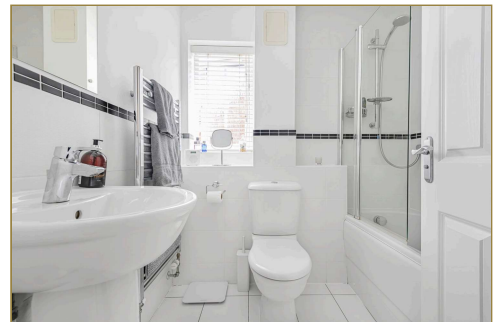
Rear aspect double glazed window, radiator, built-in double wardrobe

**BEDROOM THREE**

Rear aspect double glazed window, radiator, built-in cupboard with shelving

**BATHROOM**

Fitted to comprise panelled bath with independent shower, glass shower screen, wash hand basin, w.c., tiled walls and floor, heated towel rail, side aspect obscure double glazed window



REAR GARDEN

At the rear of the property is a delightful south facing garden, predominantly laid to lawn with paved patio area adjacent to the property, with well stocked flower and shrub borders. Timber fencing provides good screening and seclusion with rear access to garage, outside lighting and power

**GARAGE**

Single up and over door, power and light, useful eaves storage space

FRONT GARDEN

The front of the property is entered via block-paved driveway



There is further off road parking in front of the garage and opposite. Oak Grove is entered via block-paved drive providing access to all properties



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/6435-4825-8400-0739-9202>

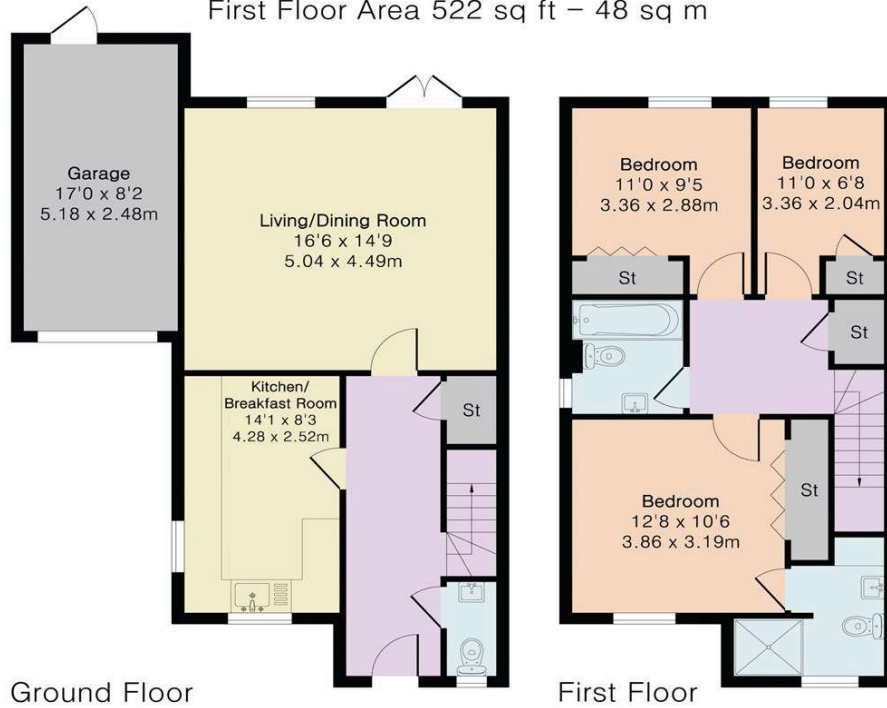
FLOOR PLAN

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

Approximate Gross Internal Area 1187 sq ft - 110 sq m

Ground Floor Area 665 sq ft – 62 sq m

First Floor Area 522 sq ft – 48 sq m



LOCATION

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

