

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



ROSEHILL PARK, EMMER GREEN READING, RG4 8XE

£645,000

A delightful and particularly spacious bungalow occupying beautifully maintained level and secluded gardens, presented in excellent decorative order and peacefully situated in a cul-de-sac position on the cusp of the South Oxfordshire countryside, yet within half a mile of local shops in Emmer Green
No chain

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

SITUATION

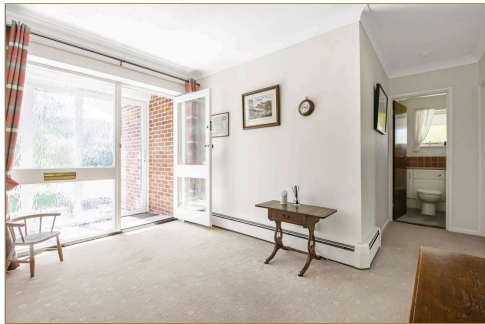
Caversham is situated just north of the River Thames, offering a wide range of shops, bars and restaurants, together with excellent schooling. Reading Station servicing London (Paddington 25 minutes) is within half a mile of Caversham Bridge and has been further complemented with the arrival of Crossrail.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

ENTRANCE

Sliding double glazed patio doors to enclosed entrance porch and front door to

SPACIOUS RECEPTION HALL

With skirting radiator, built in cloaks cupboard, door to

**CLOAKROOM**

With W.C., wash hand basin with cupboard space, radiator, side aspect obscure double glazed window

**MAIN LIVING ROOM**

With rear aspect double glazed picture window and matching double glazed door to patio and garden, skirting radiators, two wall light points, central fireplace with hearth, surround and mantel over with fitted electric fire



DINING ROOM

With rear aspect double glazed window, skirting radiator

**FITTED KITCHEN/BREAKFAST ROOM**

Well fitted in light oak units comprising single drainer stainless steel sink unit with mixer tap and cupboard under, further range of both floor standing and wall mounted eye level units with laminated work surfaces and tiled surrounds. Electric cooker point, plumbing for dishwasher and appliance space. Breakfast bar, radiator, side aspect double glazed window



The kitchen is accessed from both hallway and dining room. Double glazed side door to

REAR LOBBY

With sliding doors to side garden and door to

UTILITY ROOM

With side aspect double glazed window, single drainer stainless steel sink unit with cupboard under, further eye level units, plumbing for washing machine, appliance space for tumble dryer and alternative appliance space. Internal access to garage

**FROM RECEPTION HALL GLAZED DOOR ACCESS TO INNER HALLWAY**

With skirting radiator, built in airing cupboard housing hot water tank with shelving, separate boiler cupboard housing gas boiler, radiator and shelving

BEDROOM ONE

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

**BEDROOM TWO**

With rear aspect double glazed window, skirting radiator, fitted triple wardrobe and further built in wardrobe with shelving

**BATHROOM (SHOWER ROOM)**

Comprising double length shower, wash hand basin, W.C., integrated drawer and cupboard space, heated towel rail, contrasting tiled walls, side aspect obscure double glazed window

**OUTSIDE**

The property sits centrally on a generous established and secluded plot, with paved patio area adjacent to living room and continuing around the side of the property to side garden with extended patio



Access front to rear via wrought iron gate, the property is surrounded to the rear and side by well tended lawned gardens, complemented by surrounding hedges, maturing trees and evergreens together with timber fenced enclosures providing excellent year round seclusion



There are various vegetable segregated areas, neatly hidden dustbin area and pitched room timber shed, outside water tap. There is also a neat garden area adjacent to rear patio with flowers, shrubs and maturing laurel. In all the gardens enjoy the sun throughout the day with various aspects north, south, east and west



PARKING

The front of the property is entered via block paved driveway providing parking for two vehicles and leading to



INTEGRAL GARAGE

With up and over door, power and light with space for garden equipment etc.

FRONT GARDEN

There is a lawned garden area with borders and a mixture of hedged and brick wall enclosures

DIRECTIONS

From central Caversham proceed north up Prospect Street, at the traffic lights fork left into Peppard Road, continue through Emmer Green passing the shops on the right hand side and turning left into Rosehill Park. Bear right and follow the road round and bear right again into a little slip-road which provides access to numbers 28 and 30 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

To view the full EPC for this property, you can access the national database with the following web address: To follow

FLOOR PLAN

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

Approximate Gross Internal Area 1429 sq ft - 133 sq m

