

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### **BURNHAM RISE, EMMER GREEN READING, RG4 8XJ £815,000**

An elegant four bedroom semi-detached family home with superb two storey-extension providing particularly spacious and balanced accommodation set in a secluded well maintained plot in a highly sought after and peaceful Emmer Green cul-de-sac

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

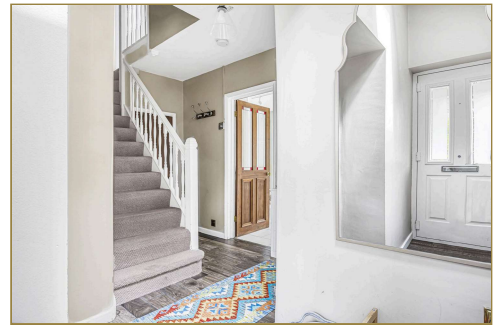
Caversham is situated just north of the River Thames, offering a wide range of shops, bars and restaurants, together with excellent schooling. Reading Station servicing London (Paddington 25 minutes) is within half a mile of Caversham Bridge and has been further complemented with the arrival of Crossrail.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

**ENTRANCE**

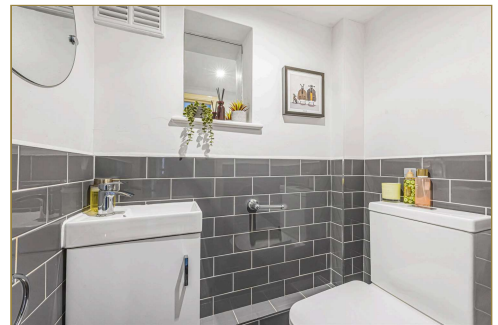
Covered entrance porch, tiled step and front door with double glazed insert to

**RECEPTION HALL**

With side aspect double glazed window, encased radiator, staircase to first floor and understairs storage cupboard, oak effect tiled floor

**CLOAKROOM**

With W.C., wash hand basin with cupboard below, tiled surrounds, extractor fan

**LIVING ROOM**

Dual aspect front to rear room with front doubled glazed window and rear double glazed bifold French doors to garden, with oak effect tiled floor, two radiators and elegant cast iron fireplace with hearth, surround and mantle over, picture rails



**FAMILY ROOM**

With front aspect feature double glazed bay window, encased radiator, picture rails, exposed timber floor

**KITCHEN/DINING ROOM**

Open but with natural segregation

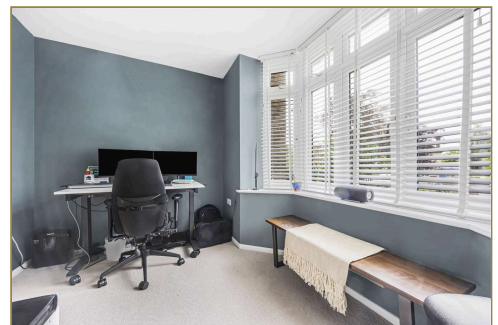
KITCHEN/BREAKFAST AREA with base and eye level matching units with further matching central island unit with inset sink unit with luxury kettle tap for instant boiling water and filtered cold water, breakfast bar, inset four ring gas hob with extractor hood above and integrated double oven. Space for fridge/freezer, further base and eye level units and drawers and matching dresser unit, tiled floor, twin vertical radiators. Part vaulted ceiling with overhead Velux window and rear double glazed bifold French doors to garden, through to



DINING AREA dual aspect with side double glazed window and rear double glazed bifold French doors to patio and garden, tiled floor, wood burning stove, double glazed side door, vertical radiator, room for large dining room table and chairs, storage cupboard and useful utility cupboard with plumbing for washing machine with shelving

**STUDY**

With front aspect double glazed bay window, vertical radiator



## STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING

With access to loft space above, built in airing cupboard



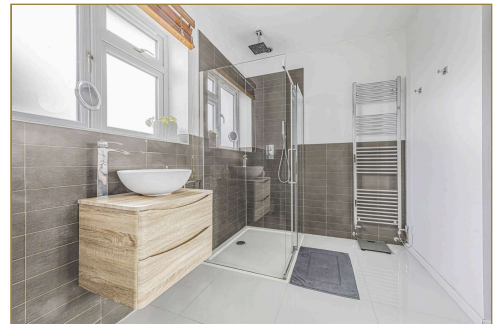
## BEDROOM ONE

With front aspect double glazed window, radiator, twin built in double wardrobe's with cupboard space above, door to



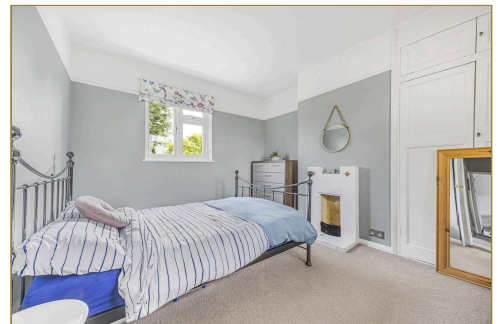
## LARGE ENSUITE SHOWER ROOM

Comprising one and a half width shower, floating wash stand with circular sink unit and drawer space below, W.C., contrasting tiled walls and floor, rear aspect obscure double glazed window, heated towel rail



## BEDROOM TWO

Dual aspect with front and rear double glazed windows, built in wardrobe with cupboard space above, radiator, ornamental tiled fireplace, picture rails



## BEDROOM THREE

With front aspect double glazed window, radiator, built in wardrobe, picture rails





**BEDROOM FOUR**

With rear aspect double glazed windows, radiator, picture rails

**BATHROOM**

Suite comprising roll top bath, wash hand basin, W.C., contrasting tiled walls and floor, radiator incorporating heated towel rail, rear aspect double glazed circular window

**REAR GARDEN**

At the rear of the property are delightful gardens with large paved patio area spreading the full width, adjacent to the property with side access front to rear via wooden gate, outside water tap, raised lawned garden area with side block paved pathway and pergola



The gardens are enclosed by timber fencing and at the rear is a

**TIMBER GARDEN OFFICE**

14'8 (4.47m) x 8'8 (2.64m)

With power and light, providing a variety of use with double glazed windows

**REAR GARDEN**

A gateway to the side of the timber office provides access to a further 50ft stretch of rear garden with mature fruit trees, in all the gardens extend in the region of 150ft and enjoy excellent seclusion with an easterly aspect

**OUTSIDE**

The front of the property is entered via a pea shingled driveway providing parking for three vehicles, entered via twin five bar gates with brick pillar's with a mixture of brick retained wall, timber fencing and mature hedged enclosures

**FRONT GARDEN**

There is a lawned garden area with maturing oak and apple trees, flower and shrub borders, the front garden width is in the region of 70ft

**DIRECTIONS**

From central Caversham proceed north up Prospect Street at the traffic lights fork left into Peppard Road continuing to Emmer Green, passing the shops on the right hand side, turn left into Courtenay Drive and left into Burnham Rise

**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/0310-2539-5010-2020-8065>

**FLOOR PLAN**

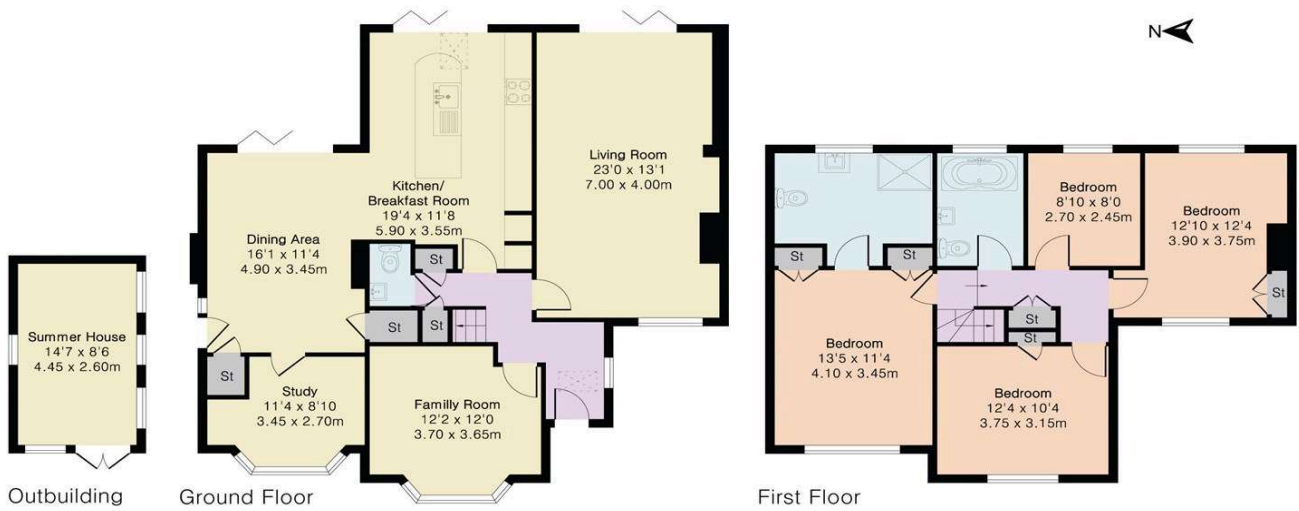
These floor plans are for guidance purposes only and are not to scale

**Approximate Gross Internal Area 1951 sq ft - 182 sq m**

Ground Floor Area 1064 sq ft – 99 sq m

First Floor Area 762 sq ft – 71 sq m

Outbuilding Area 125 sq ft – 12 sq m





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

