

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**PEPPARD ROAD, EMMER GREEN
READING, RG4 8TR**

£650,000

A superb 1930's extended three bedroom semi detached with an excellent kitchen/dining room rear extension backing onto delightful level and secluded gardens in the region of 110ft. Conveniently situated in a peaceful road close to The Hill Primary School, Emmer Green shops and within two miles of Reading Station. No chain

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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

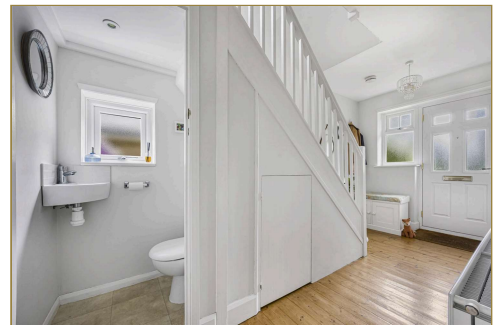
Covered entrance porch, quarry tiled step, front door with double glazed insert to

RECEPTION HALL

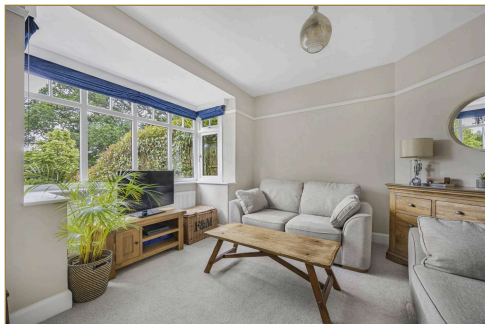
With front aspect obscure double glazed window, exposed timber floor, radiator, staircase to first floor, understairs cupboard

**CLOAKROOM**

W.C., wash hand basin, side aspect obscure double glazed window

**SITTING ROOM**

With front aspect feature double glazed square bay window, radiator, picture rails



LIVING ROOM

With radiator, picture rails, central fireplace with wood burning stove, recessed display plinths, through to



EXTENDED KITCHEN/DINING ROOM

Beautifully crafted rear extension with part vaulted ceiling and overhead double glazed Velux windows



KITCHEN comprising single drainer one and a half bowl enamel sink unit with mixer tap and drawers under, further extensive range of both floor standing and wall mounted eye level units and drawers with oak work surfaces and surrounds. Inset four ring gas hob with extractor hood above and integrated double oven, plumbing for dishwasher and appliance space for fridge/freezer. Large island unit incorporating breakfast bar and oak preparation work surface, integrated drawers





DINING AREA with room for large table and chairs, radiator, rear aspect double glazed window and triple double glazed bi-fold doors to patio and garden



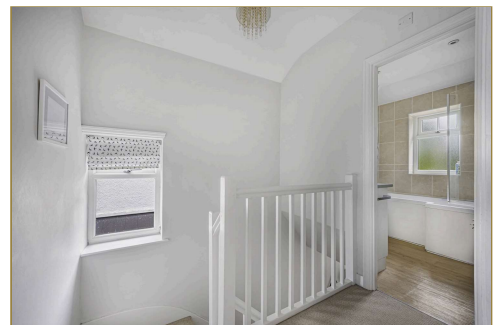
UTILITY ROOM

Comprising Belfast sink unit with cupboard under, further base and eye level units and drawers, plumbing for washing machine, wall mounted gas boiler, side aspect double glazed window and matching double glazed kitchen side door



STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING

With side aspect double glazed window, access to boarded loft space above with retractable ladder



BEDROOM ONE

With rear aspect double glazed picture window, radiator, picture rails

**BEDROOM TWO**

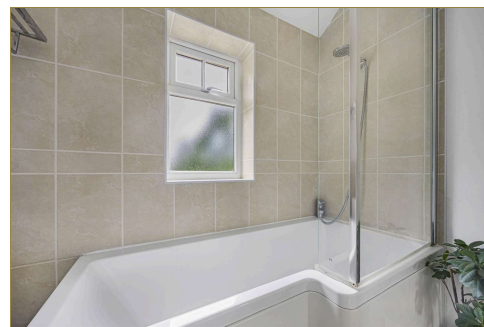
With front aspect double glazed square bay window, radiator, picture rails, views across the playing fields of The Hill Primary School

**BEDROOM THREE**

With rear aspect double glazed window, radiator

**BATHROOM**

White suite comprising shower bath with glass deflector, wash hand basin with integrated drawer and cupboard space, W.C., with contrasting tiled surrounds, radiator and front aspect obscure double glazed window





REAR GARDEN

At the rear of the property are delightful extensive level and secluded gardens predominantly laid to lawn with large paved patio area adjacent to the property and access front to rear via timber gate, outside water tap and block paved pathway



The block paved path leads along one side of the garden with an attractive array of maturing olive trees, pergolas and centralised herb garden. Pitched roof timber shed to the rear and play area, central main lawn with flower and shrub borders together with timber fenced and mature hedged enclosures, the gardens extend in the region of 110ft enjoying a westerly aspect and excellent year round seclusion. Outside power



**OUTSIDE**

The front of the property is entered via a pea shingled driveway providing parking and turning for four vehicles with a mixture of timber fenced and mature hedged enclosures, outside lighting

**DIRECTIONS**

Leave Caversham via Prospect Street, at the traffic lights fork left into Peppard Road, at the crest of the hill turn right into the Peppard Road continuation where the property can be found on the left hand side

TENURE

Freehold

SCHOOL CATCHMENT

The Hill Primary School
Highdown School and Sixth Form Centre

COUNCIL TAX

Band D

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/5100-1003-0422-6573-3553>

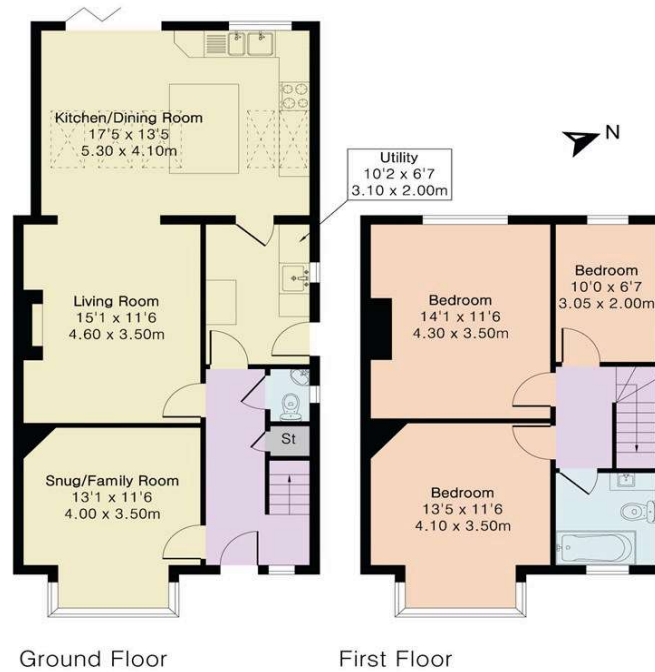
FLOOR PLAN

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

Approximate Gross Internal Area 1209 sq ft - 113 sq m

Ground Floor Area 727 sq ft – 68 sq m

First Floor Area 482 sq ft – 45 sq m



LOCATION

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

