

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### **RUSSET GLADE, EMMER GREEN READING, RG4 8UJ**

**£695,000**

A superbly appointed & extended four bedroom detached family home having undergone extensive renovation with new high quality fittings and occupying a peaceful part wooded plot in a highly sought after cul-de-sac at the top end of Emmer Green. Only a 4 minute walk to Clayfield Copse nature reserve. No chain

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**ENTRANCE**

Gabled entrance porch with front door to spacious

**RECEPTION HALL**

With oak style flooring, radiator, side aspect double glazed window, staircase to first floor, built in heated cloaks cupboard, understairs storage cupboard



**CLOAKROOM**

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



**LIVING ROOM**

Dual aspect with rear double glazed French doors to garden, radiator, central Adams style fireplace with hearth surround and mantel over with real fire facility, two radiators, double doors through to



**FAMILY ROOM**

Dual aspect with front feature double glazed bay window, radiator



### **KITCHEN/DINING ROOM**

Superbly fitted comprising one and a half bowl inset sink unit with cupboards below, further extensive range of both floor standing and wall mounted eye level units with contrasting work surfaces and surrounds, with inset four ring induction hob, extractor hood above and integrated double oven. Further integrated dishwasher with breakfast bar and dining area with room for table and chairs. Radiator, rear aspect double glazed window and matching double glazed French doors to garden, oak style flooring through to



### **UTILITY ROOM**

With single drainer stainless steel sink unit with mixer tap and cupboards under, wall mounted gas boiler, appliance space for fridge/freezer and plumbing for washing machine, side door to



### **LEAN-TO/CONSERVATORY**

Useful addition with double glazed access front and rear with oak style flooring, brick based construction with double glazed windows



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

With front aspect double glazed window, radiator, built in airing cupboard housing foam dipped hot water tank with slatted shelving above

**BEDROOM ONE**

Rear aspect double glazed window, radiator and door to



**EN SUITE BATHROOM**

Comprising twin grip paneled bath, pedestal wash hand basin, W.C., with contrasting tiled walls, radiator incorporating heated towel rail, side aspect obscure double glazed window



**BEDROOM TWO**

Dual aspect with front feature double glazed bay window and range of fitted wardrobes



**BEDROOM THREE**

Rear aspect double glazed window, radiator



**BEDROOM 4**

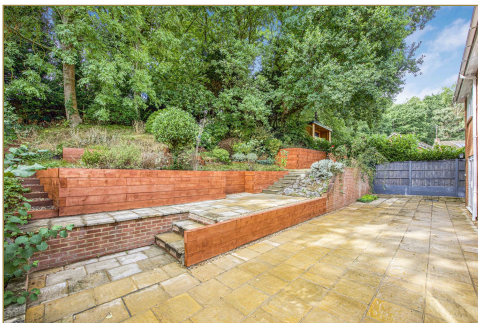
Rear aspect double glazed window, radiator

**BATHROOM**

Suite comprising bath, wash hand basin, W.C., with matching fully tiled walls, radiator incorporating heated towel rail, with independent shower unit within the bath with glass deflector, front aspect obscure double glazed window

**REAR GARDEN**

At the rear of the property are elevated partly wooded gardens with large paved patio area adjacent to the property, with raised sleeper enclosed beds with flowers and specimen shrub's with stepped pathway to the side of the garden front to rear leading to wooded garden with mature trees enjoying excellent seclusion and extending back approx. 70ft. Outside water tap, side access front to rear via timber gate, there is also an alternative side access via wrought iron gate which in turn provides rear access to garage, additional water tap

**FRONT GARDEN**

The front of the property enjoys an open lawned garden area with mature shrubs and trees

**OUTSIDE**

Entered via tarmac driveway leading to

**DETACHED DOUBLE WIDTH GARAGE**

With electrically operated up and over door, power and light, useful eaves storage space

**PARKING**

Off road parking for two/three vehicles

**OUTSIDE**

Adjacent paved pathway and steps lead to porch area with low brick retained wall enclosure

**APPROXIMATE SQUARE FOOTAGE**

1,924sq ft. This is an approximate measurement taken from the EPC which measures the heated habitable space

**TENURE**

Freehold

**DIRECTIONS**

Proceed north up Prospect Street, at traffic lights fork left onto the Peppard Road and continue into Emmer Green passing the shops on the right hand side and turn right into Kiln Road, left into Marchwood Avenue and left into Russet Glade

**SCHOOL CATCHMENT**

Caversham Park 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

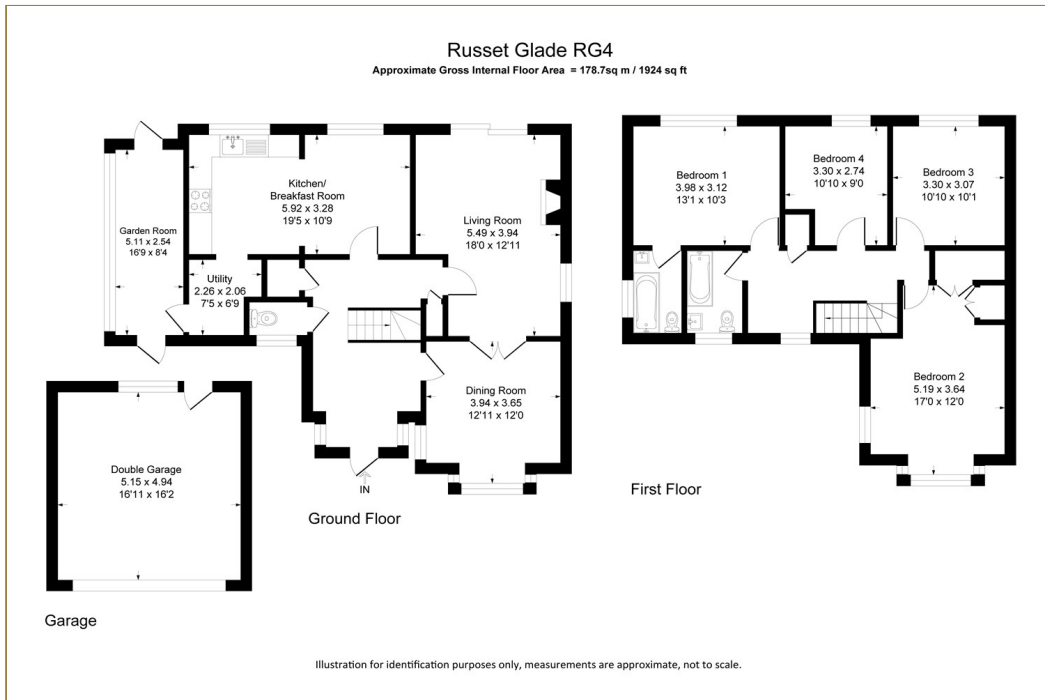
**ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**

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/5139-6023-2000-0327-8296>

### FLOOR PLAN

These images are for guidance purposes only and are not to scale



### LOCATION

