

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**CRAWSHAY DRIVE, EMMER GREEN
READING, RG4 8SX**

£825,000

An imposing and particularly spacious four bedroom bay fronted semi detached set in a peaceful favoured road on the outskirts of Emmer Green towards the South Oxfordshire countryside.

Providing flexible extended accommodation highlighted by a magnificent open plan kitchen/dining/family room and secluded gardens in the region of 120ft

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

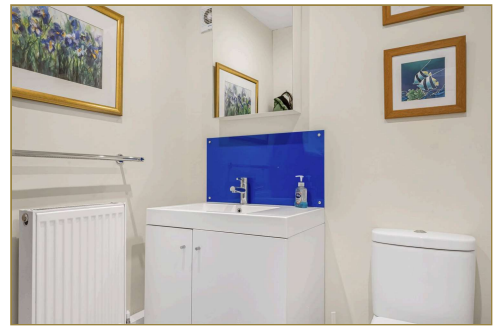
Covered entrance porch and double glazed front door to enclosed entrance porch with quarry tiled floor and original front door to

RECEPTION HALL

With radiator, stairs to first floor and understairs alcove and storage cupboard with front aspect double glazed window

**CLOAKROOM**

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

**LIVING ROOM**

With front aspect feature double glazed bay window, radiator, central fireplace with surround and mantel over with multi fuel stove

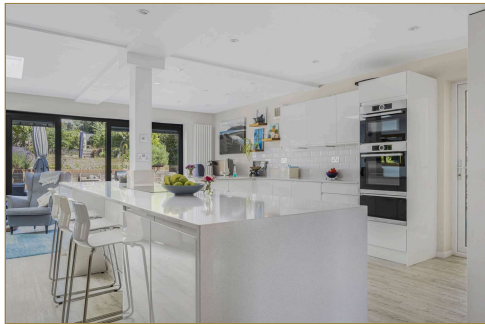


EXTENDED KITCHEN/DINING/FAMILY ROOM

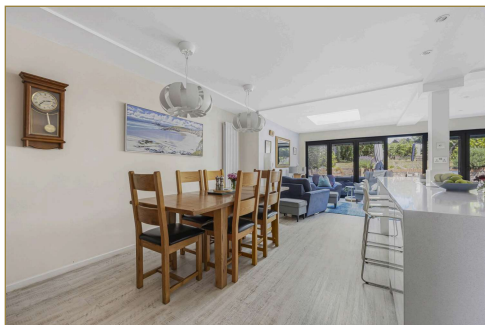
Magnificent open plan room with natural segregation for kitchen, dining and family areas



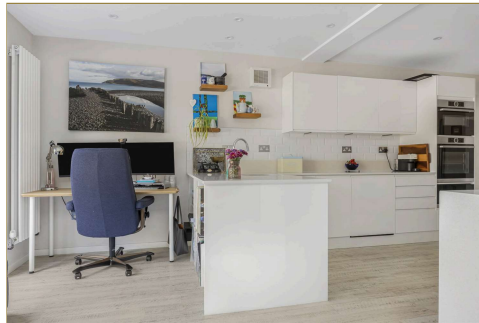
KITCHEN beautifully fitted with inbuilt drainer sink unit with 3 in 1 boiling water tap and cupboards under, further extensive range of both floor standing and wall mounted eye level units with Quartz work surfaces and surrounds, additional matching island with built in cupboards and drawers, breakfast bar with large Quartz preparation area and inbuilt induction hob with split level oven, microwave and plate warmer, plus integrated dishwasher and fridge, concealed lighting



DINING AREA with room for large table and chairs with three vertical radiators



REAR FAMILY AREA with overhead skylight lantern window, study section with vertical radiator and rear aspect double glazed bifold doors to patio and garden. Double glazed door to



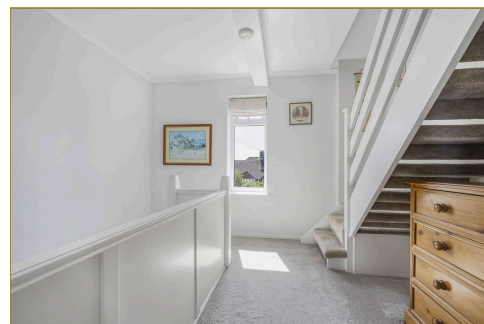
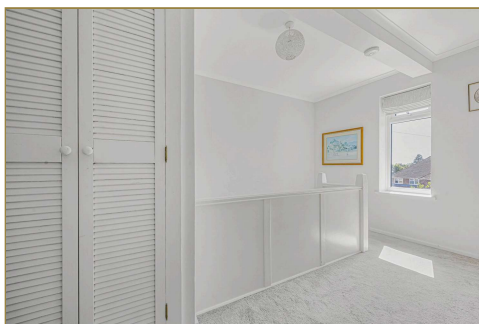
GARDEN ROOM/UTILITY ROOM

A huge room providing a variety of use with vaulted ceiling and twin overhead double glazed Velux windows, rear aspect double glazed window and door to garden. With tiled floor, radiator, internal access to garage, further vertical radiator and built in single drainer stainless steel sink unit with mixer tap and cupboards under, further base and eye level units, roll edged work surfaces and tiled surrounds. Plumbing for washing machine, appliance space for tumble dryer and various utility space for additional fridge/freezer, deep freeze etc.



STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING

With front and side double glazed windows, built in linen cupboard



BEDROOM ONE

23' (7.01m) x 9'2 (2.79m)

Exceptionally large bedroom with rear aspect double glazed picture window overlooking the garden, two radiators. This is an extended room giving the option to have a dressing area or study space

**BEDROOM TWO**

14'11 (4.55m) x 11'10 (3.61m)

Large double bedroom with rear aspect double glazed, radiator

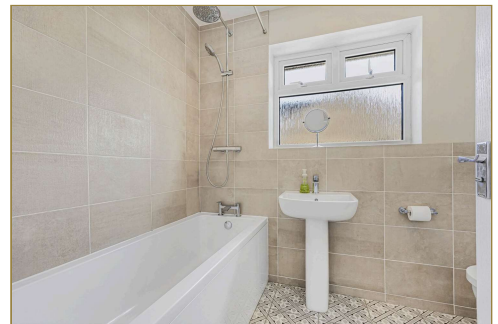
**BEDROOM THREE**

15'1 (4.6m) x 11'10 (3.61m)

Large double bedroom with front aspect double glazed bay window, radiator

**BATHROOM**

Comprising panelled bath with independent shower unit, curtain rail, wash hand basin, W.C., with contrasting tiled walls and floor, side aspect obscure double glazed window, heated towel rail, extractor

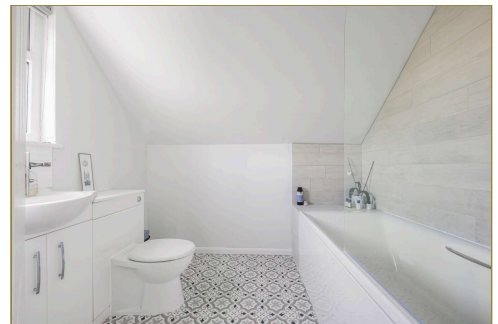
**STAIRCASE FROM FIRST FLOOR TO SECOND FLOOR LANDING**

BEDROOM FOUR/GUEST SUITE

Triple aspect with double glazed windows and Velux windows, radiator, eaves storage cupboards

**ENSUITE BATHROOM**

Comprising twin grip bath with independent shower unit with glass deflector, wash hand basin and W.C. with cupboard space, heated towel rail and side aspect obscure double glazed window



This top floor suite provides a variety of use; guest suite, teenagers room, master suite, hobbies room

REAR GARDEN

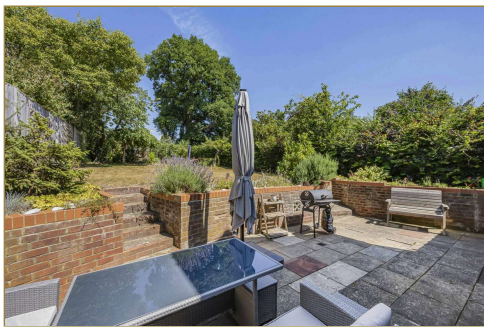
At the rear of the property are extensive gardens predominantly laid to lawn with two lawned sections segregated by brick enclosed beds with maturing apple trees and well stocked beds



The rear lawned section is enclosed by panelled fencing and mature hedging with patio to the rear



There is also a large paved patio area adjacent to the kitchen/dining/family room with brick retained wall enclosure and further timber fenced and mature hedged enclosures beyond. In all the gardens extend approximately 120ft with an easterly aspect enjoying excellent seclusion



OUTSIDE

The front of the property is entered via blocked paved driveway providing parking and turning for three vehicles and leading to



ATTACHED GARAGE

With up and over door, power and light, gas boiler, water softener, pressurized hot water cylinder and cold water accumulator creating a full high pressure water system throughout the property

FRONT GARDEN

The front garden has a mixture of brick retained wall and mature privet hedged enclosures with outside lighting

**DIRECTIONS**

From central Caversham proceed north up Prospect Street, at the traffic lights fork left into Peppard Road, continue into Emmer Green passing the shops on the right hand side and turning left into Courtenay Drive, right into Crawshay Drive

TENURE

Freehold

APPROXIMATE SQUARE FOOTAGE

2,312 sq ft. This is an approximate measurement taken from the EPC which measures the heated habitable space

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

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/0380-2078-6330-2005-7075>

FLOOR PLAN

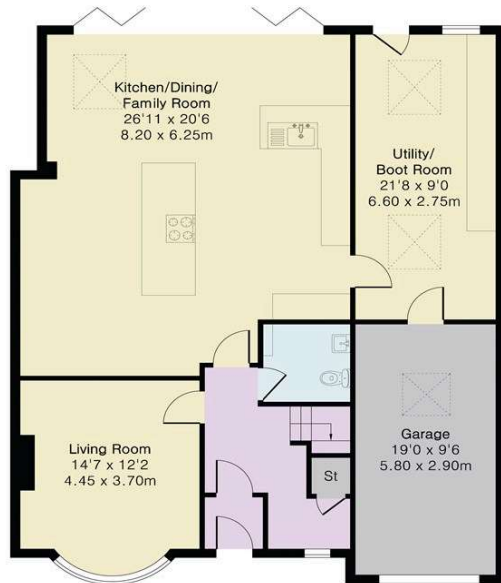
These floor plans are for guidance purposes only and are not to scale

Approximate Gross Internal Area 2312 sq ft - 216 sq m

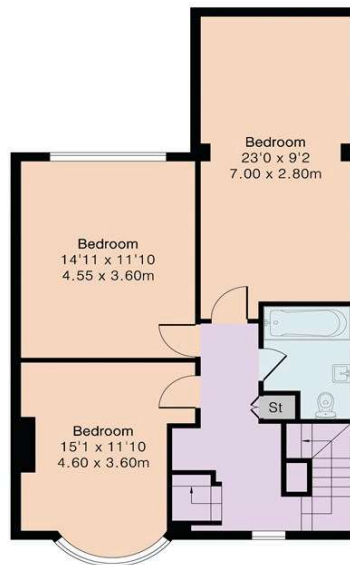
Ground Floor Area 1265 sq ft – 118 sq m

First Floor Area 748 sq ft – 70 sq m

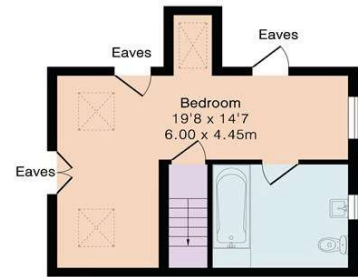
Second Floor Area 299 sq ft – 28 sq m



Ground Floor



First Floor



Second Floor

LOCATION

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

