



62 Crawshay Drive, Emmer Green, Reading, RG4 8SY

£865,000

Walmsley

## 62 Crawshay Drive, Emmer Green, Reading, RG4 8SY

Walmsley Estate Agency is thrilled to present Tradewinds, a distinctive detached family home that captivates with its breath-taking views of the South Oxfordshire countryside and surrounding green belt areas. This residence offers a generously spacious layout, featuring an inviting entrance hall with a staircase that leads to the lower level which comprises sitting room with a charming balcony, dining room, a garden room, a well-appointed kitchen/breakfast room, a convenient utility room, and a study for added functionality. The accommodation also benefits from four bedrooms, including a master bedroom with an en-suite and a family bathroom.

Externally, Tradewinds showcases its allure with private enclosed front and rear gardens, providing a serene escape. The property further boasts a larger than average single electric garage and secure gated parking, ensuring both convenience and security for residents.

Nestled in the highly regarded Crawshay Drive area of Emmer Green, this residence is a mere stroll or short drive away from open countryside and falls within the coveted school catchment zone for Emmer Green Primary School. Its strategic location places it in close proximity to local shops, convenient bus services, and the picturesque South Oxfordshire countryside. Additionally, with Reading train station just 2.6 miles away, connectivity to major transport links is readily accessible.

### Tenure - Freehold





- Stunning views over countryside
- Gated driveway
- Excellent presentation
- Four bedrooms
- Detached family home
- Study

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Approximate Gross Internal Area 2041 sq ft – 189 sq m  
 Lower Ground Floor Area 1080 sq ft – 100 sq m  
 Top Ground Floor Area 961 sq ft – 89 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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