



Morlais, Emmer Green, Reading, RG4 8PQ

£650,000

Walmsley

## Morlais, Emmer Green, Reading, RG4 8PQ

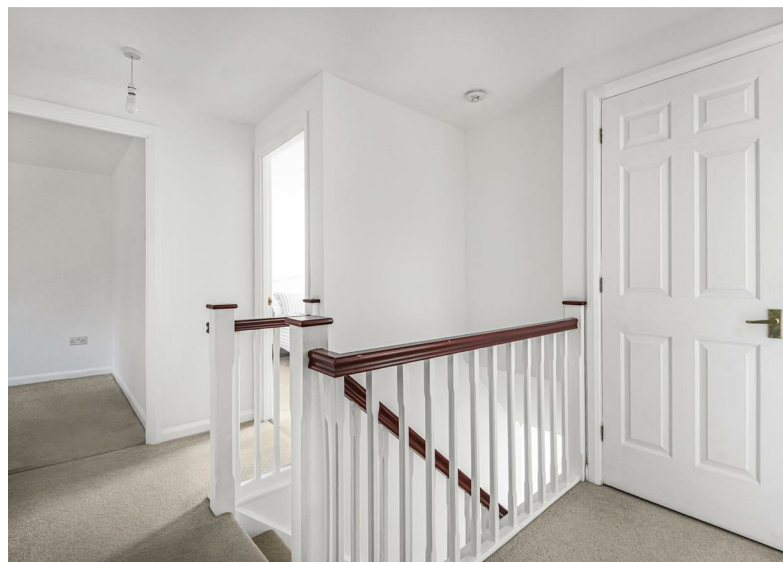
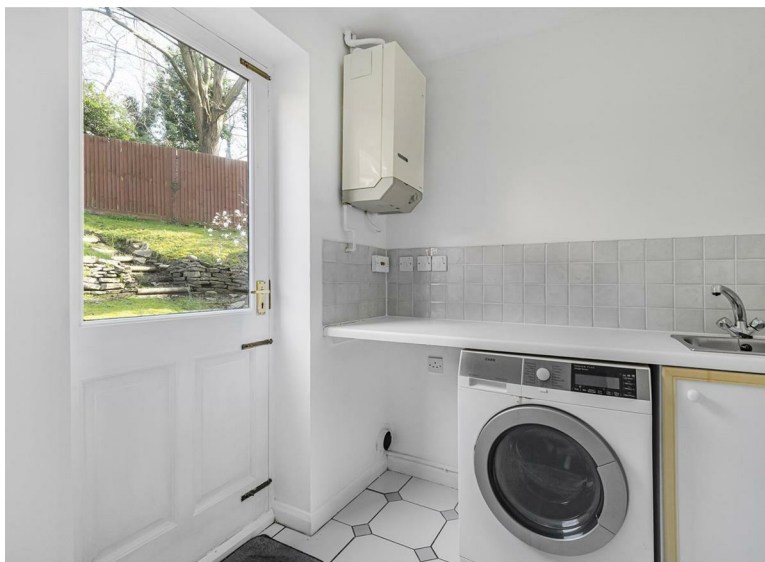
Walmsley Estate Agency is delighted to present this expansive four-bedroom detached residence, gracing an ample corner plot that surpasses the typical dimensions. Nestled in a picturesque setting, the property boasts captivating views overlooking the Hemdean Valley and the sprawling countryside beyond. The well-appointed accommodation features an inviting entrance hall, a cosy sitting room, an elegant dining room, a dedicated office space, a modern kitchen, a practical utility room, a well-lit landing, four bedrooms, an en-suite accompanying the master bedroom, and a family bathroom suite.

Externally, the residence stands on an enviable corner plot, commanding an elevated front position that showcases breath taking vistas of the Hemdean Valley. Adding to its allure, the property offers a double garage measuring an impressive 20'1 x 20'1, complemented by driveway parking for two vehicles. Noteworthy extras include a council tax designation of Band G and an EPC rating of D. This residence combines practicality, aesthetic charm, and panoramic views, making it an exceptional choice for discerning homeowners.

Emmer Green is a very popular place to live, with good communication and transport links to Caversham and Reading centres (Reading mainline station within 2.5 miles with Crossrail links to London Paddington). The area is well served by local amenities, as well as parks and plenty of open green spaces. Highdown Hill Road is conveniently located within short walking distance of the excellent rated Emmer Green primary school and Highdown Secondary and Sixth Form college.

## Tenure - Freehold

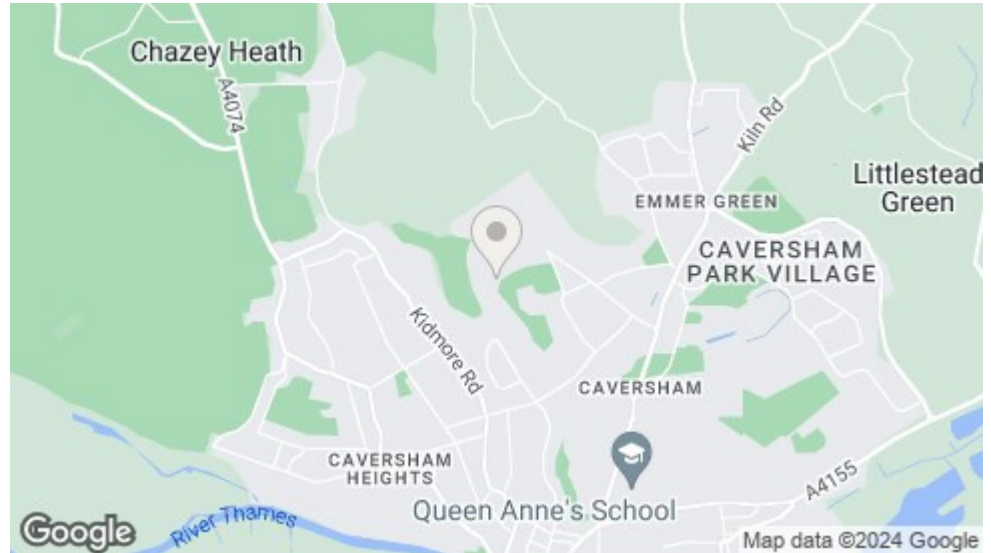




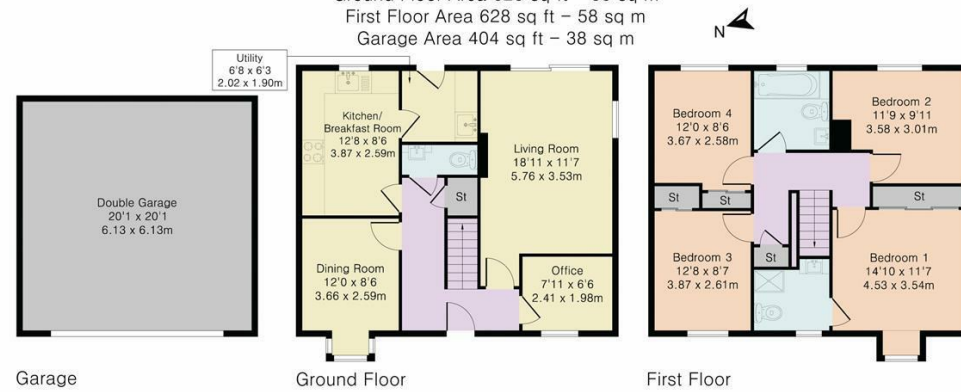
- Emmer Green
- Detached house on corner plot
- Double garage
- Four bedrooms
- Elevated views
- No onward chain







Approximate Gross Internal Area 1660 sq ft – 154 sq m  
 Ground Floor Area 628 sq ft – 58 sq m  
 First Floor Area 628 sq ft – 58 sq m  
 Garage Area 404 sq ft – 38 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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