



Wetherby Close, Emmer Green, Reading, RG4 8UD

£1,075,000

Walmsley

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Walmsley Estate Agency are pleased to offer to the market this fantastic, contemporary extended five bedroom detached home with annexe, finished to exacting standards, situated in a residential cul de sac in the popular area of Emmer Green. The superb accommodation comprises large entrance hall, ground floor guest bedroom with en-suite shower room, a superb 42'3 kitchen/dining/living area with exposed brick feature walls a beautiful hand painted shaker kitchen with large breakfast bar, a separate utility room, storage cupboard and WC. The equally impressive first floor accommodation comprises landing area, four double bedrooms, with ensuite facilities to bedroom's 1 and 2, and a separate modern family bathroom suite. Externally the property benefits from a landscaped frontage, double garage and driveway parking for at least two vehicles. The rear garden is enclosed to all boundaries with side access and enjoys a great deal of privacy from neighbouring homes. A large sandstone seating area is a perfect area for entertaining adults, a second tier garden accessed via stepped and laid with artificial turf is the perfect set up for children. A separate studio annexe is situated in the garden, which measures approximately 255 sqft and comprises kitchen/living/bedroom and a separate shower room.

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. Wetherby is conveniently located within short walking distance of the excellent rated Emmer Green primary school and Highdown Secondary and Sixth Form college. EPC rating C. Council tax band F.

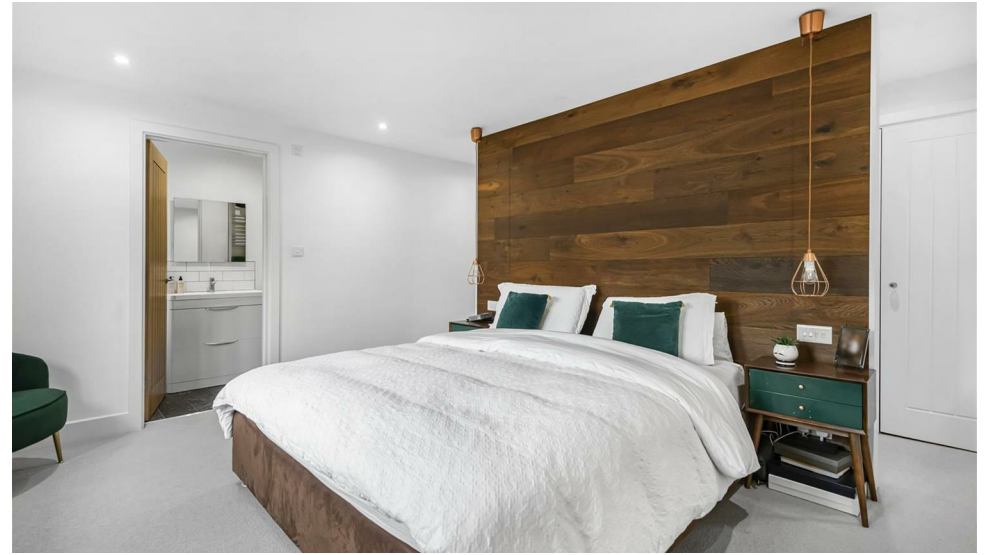
Tenure - Freehold

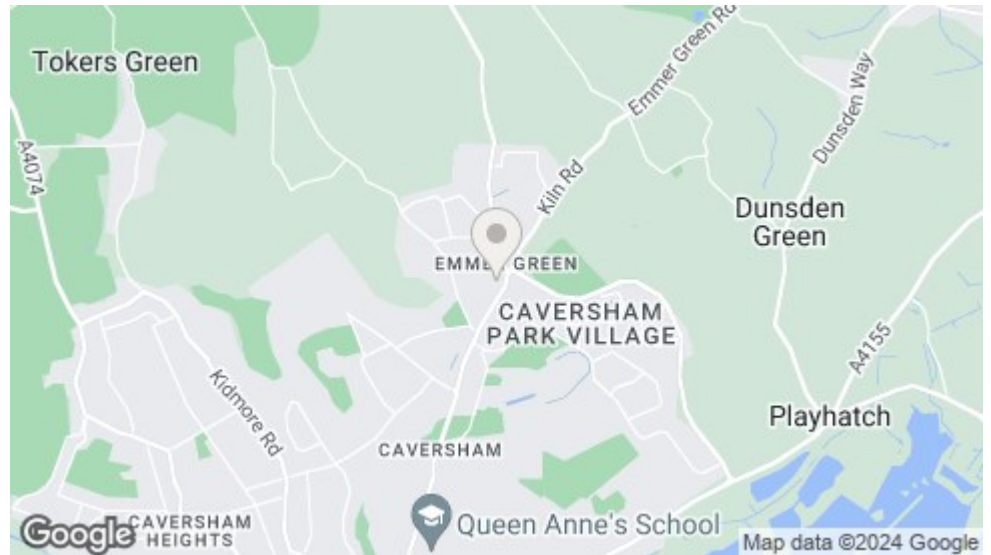




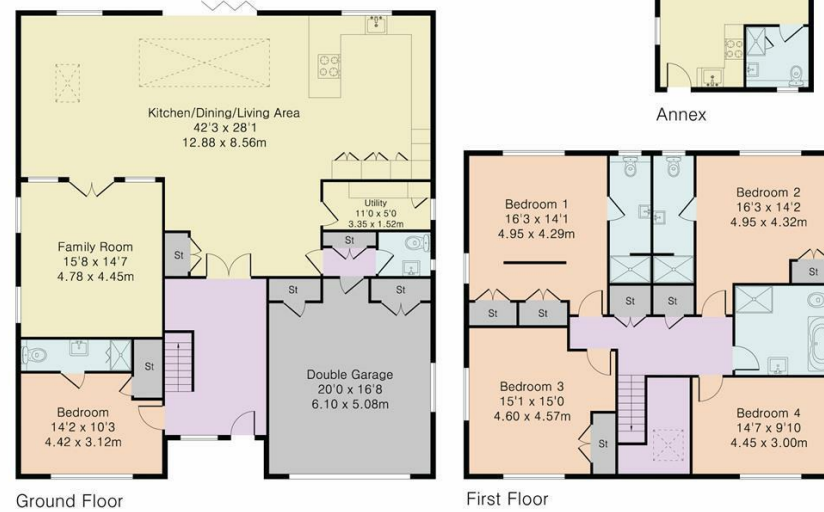
- Extended detached family home
- Emmer Green
- 4/5 bedrooms
- Contemporary finish
- Annexe
- Cul-de-sac







Approximate Gross Internal Area 3447 sq ft – 320 sq m
 Ground Floor Area 1952 sq ft – 181 sq m
 First Floor Area 1240 sq ft – 115 sq m
 Annex Area 255 sq ft – 24 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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