



Rotherfield Way, Emmer Green, Reading, RG4 8PJ

£495,000

Walmsley

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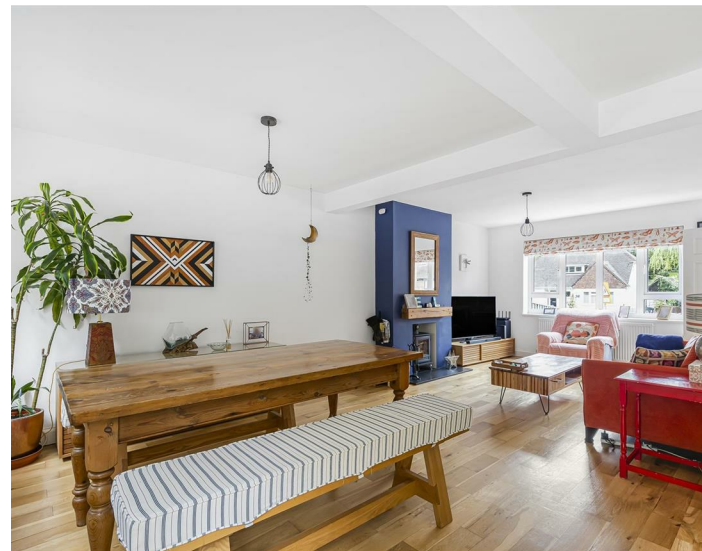
Walmsley Estate Agency are pleased to offer to the market this well presented and extended 3 bedroom semi-detached property, situated in a popular area of Caversham. The property enjoys an elevated position and offers spacious family accommodation comprising: entrance porch, hallway, large open plan L shaped living/dining room, kitchen, cloakroom, 3 bedrooms with shower en-suite to master and family bathroom. To the rear there is a mature, tiered garden with raised seating area, whilst to the front there is a block paved driveway, providing off street parking for at least two vehicles and giving access to a single garage.

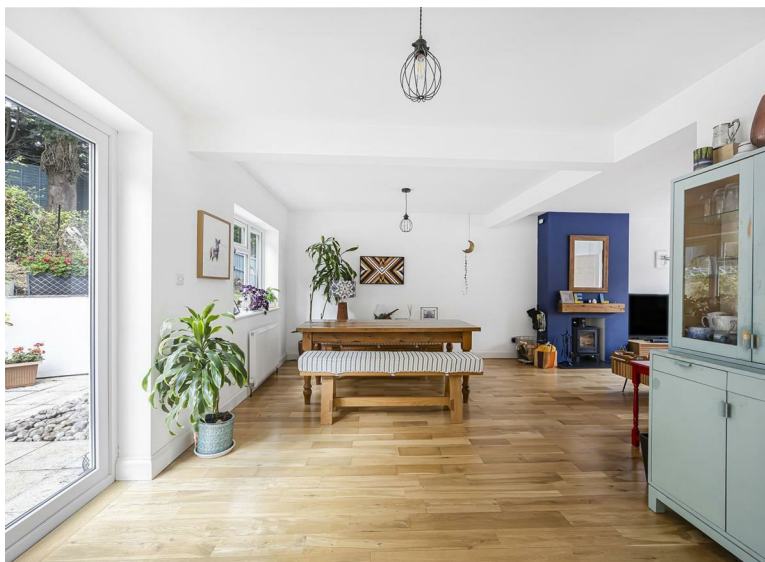
The property is well located to take advantage of bus routes to central Reading and a range of local amenities offered by the locale, including primary and secondary schools, shops and doctors surgeries. No onward chain, viewing is highly recommended. Council tax band D. EPC rating D.

Agents note: Planning permission was granted in 2023 for a two storey side extension. Link provided below:

https://iaow-corp-live.reading.gov.uk/PublicAccess_LIVE/SearchResult/RunThirdPartySearch?FileSystemId=DC&FOLDER1_REF=231147

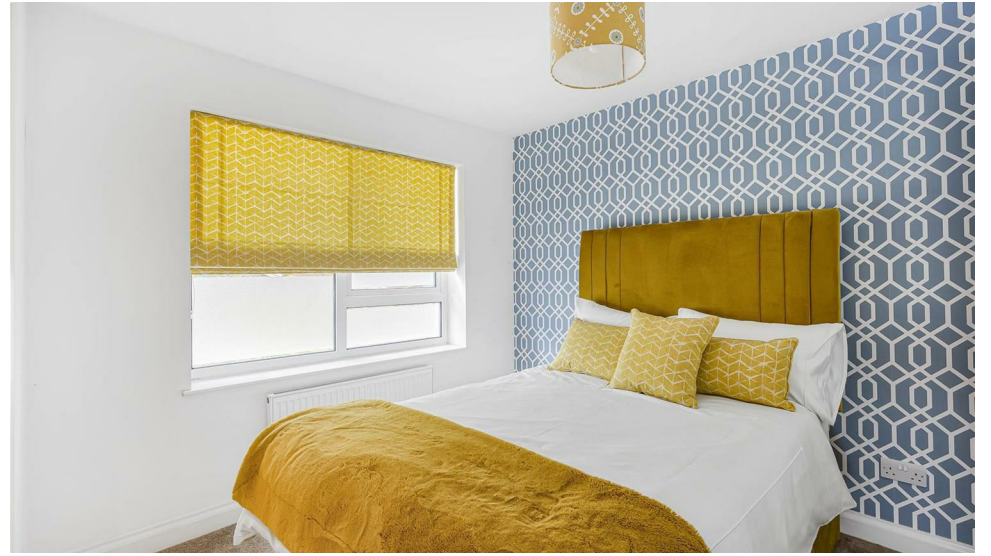
Tenure - Freehold

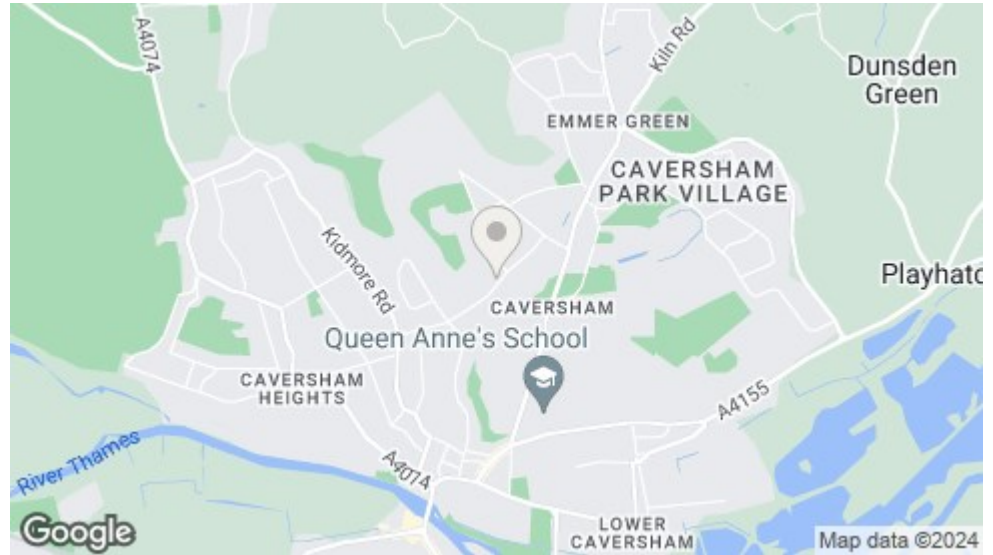




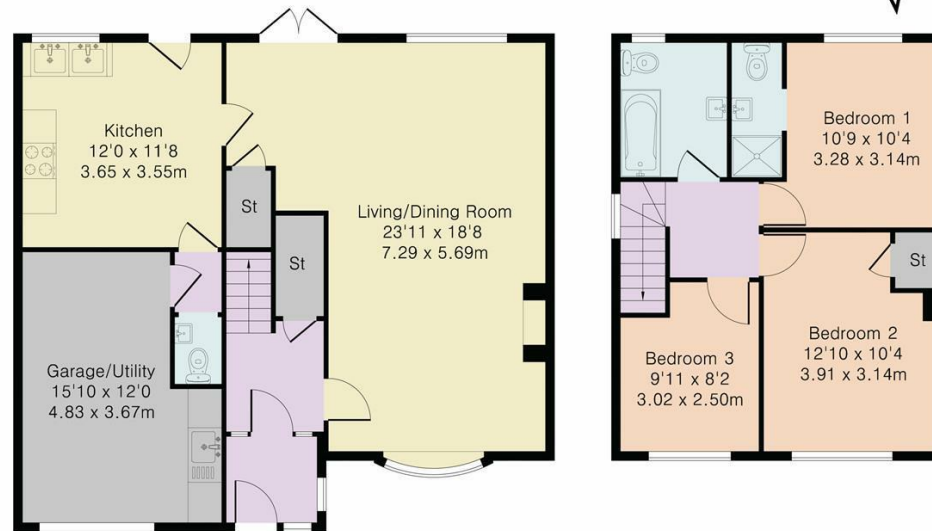
- Semi-detached family home
- Open plan living/dining room
- Three bedrooms
- Modern bathroom and en-suite
- Private garden
- Garage and driveway parking







Approximate Gross Internal Area 1254 sq ft – 116 sq m
 Ground Floor Area 808 sq ft – 75 sq m
 First Floor Area 446 sq ft – 41 sq m



Ground Floor

First Floor



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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