



Highdown Avenue, Emmer Green, Reading, RG4 8QT

£925,000

Walmsley

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Walmsley Estate Agency are pleased to offer to the market this stunning detached property, situated on a sought after private road next to South Oxfordshire countryside. This fabulous and contemporary modernised and extended family home offers a wealth of light modern accommodation, complimented with quality fitments and a stylish layout. The accommodation comprises entrance hall, sitting room, dining room, large modern kitchen with island, family room, utility room/cloakroom, landing, five bedrooms and a modern family bathroom suite. Externally the property benefits from a stone driveway providing off street parking for two vehicles, as well as a bike store/general storage with side hung doors. To the rear of the property is a beautiful large landscaped garden with mature flower and shrub borders, a seating area leading on to a large area of lawn. A paved edge shingle pathway provides access to a further decked seating area and timber outdoor office with pitched roof, power, lighting and double-glazing.

Emmer Green is a picturesque neighbourhood known for its tranquil ambiance and convenient amenities. The area boasts a selection of highly regarded schools, catering to children of all ages. Residents of Emmer Green also benefit from a range of local shops and services, providing convenient access to everyday essentials. Additionally, the neighbourhood's proximity to the stunning South Oxfordshire countryside offers residents ample opportunities for leisurely country walks and bike rides.

Emmer Greens peaceful atmosphere and close-knit community contribute to its appeal, making it a sought-after destination for those seeking a balance between urban convenience and natural serenity.

* An annual fee of £100 is payable for the private road. Council tax band E, EPC rating D.

Tenure - Freehold

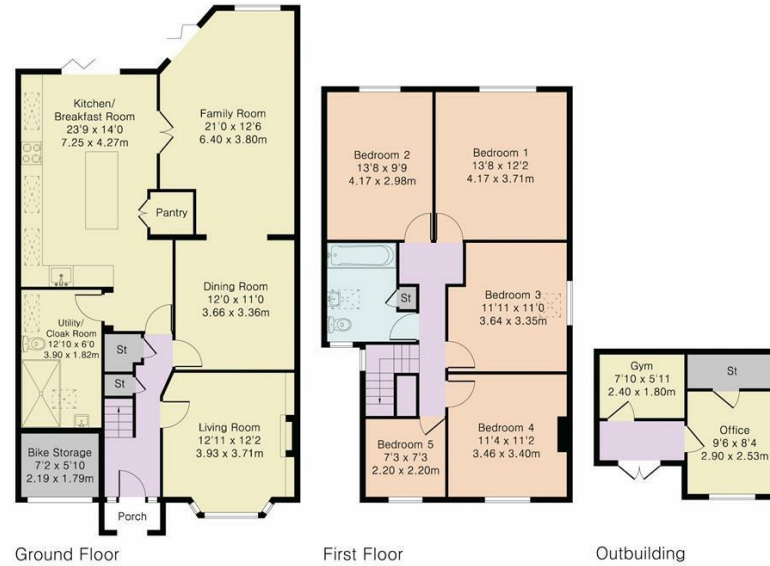




- Private road location
- Close to countryside
- Beautifully presented & extended
- Two bathrooms
- Five bedrooms
- Outside office
- Driveway parking
- Council tax band E, EPC rating D.

 5  2  3  D

Approximate Gross Internal Area 2027 sq ft – 188 sq m
 Ground Floor Area 1058 sq ft – 98 sq m
 First Floor Area 782 sq ft – 73 sq m
 Outbuilding Area 187 sq ft – 17 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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