



Grove Hill, Emmer Green, Reading, RG4 8PR

£417,500

Walmsley

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Walmsley Estate Agency is delighted to present this extended three-bedroom property in the sought-after area of Emmer Green, set in a peaceful, traffic-free location. A highlight of this home is its impressive 15'9" x 15'9" multifunctional kitchen/breakfast room, featuring a vaulted ceiling and bi-fold doors that open onto the garden. The kitchen is well-equipped with an integrated hob, instant hot water tap, microwave, hide-and-slide oven, and provisions for a washing machine, tumble dryer, and dishwasher, complemented by ample storage cupboards. The rest of the accommodation includes an entrance area that doubles as a home office, a cloakroom/VVC, a sitting room, and a landing with access to a boarded loft space with light and power. There are three well-sized bedrooms and a family bathroom with underfloor heating. Outside, the property offers a front garden, a low-maintenance enclosed rear garden with a shed, outside power, and a tap, as well as residents' parking to the rear. Grove Hill is ideally located just 1 mile from Caversham Centre and approximately 1.8 miles from Reading train station, which offers quick access to London Paddington (approx. 25 mins) and Crossrail services. The property is within walking distance of local amenities, primary schools, and Highdown School with Sixth Form College.

EPC Rating - C. Council Tax Band - C. Viewing is highly recommended.

<https://moverly.com/sale/A6bBKKi1T9DWwVWnyEks8s/view>

Tenure - Freehold





- Entrance/home office
- Extended kitchen/breakfast room
- Cloakroom/WC
- Sought after area
- Garden
- Tax Band - C
- EPC - C

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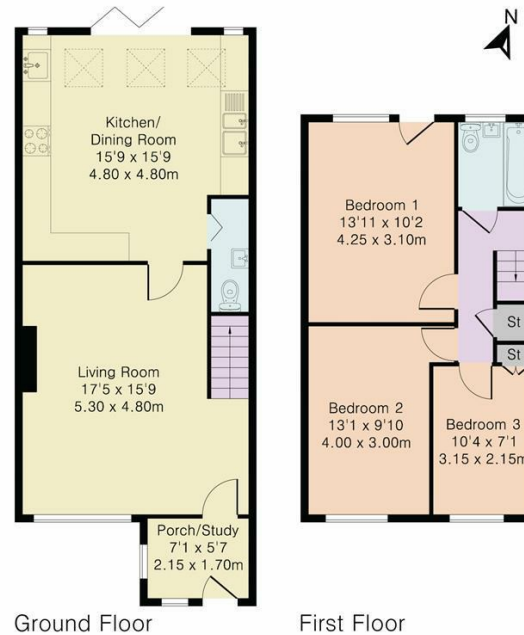
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Approximate Gross Internal Area 997 sq ft - 93 sq m

Ground Floor Area 567 sq ft – 53 sq m

First Floor Area 430 sq ft – 40 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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