



Gravel Hill, Emmer Green, Reading, RG4 8QN

£789,950

Walmesley

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A well-presented 1930s extended semi-detached home with a superb loft conversion, set in a desirable location on a leafy lane, near the South Oxfordshire countryside. The property retains much of its original character, featuring log burners, fireplaces, picture rails, and exposed wood floors. The spacious accommodation includes an entrance hall, a sitting room with a feature burner, a family room with a second burner, and an extended open-plan kitchen/dining room. Upstairs, there are four bedrooms, including a master bedroom loft conversion incorporating a contemporary en-suite with a large double bedroom and feature Juliet balcony overlooking the attractive garden, plus a separate modern family bathroom. Externally, the property benefits from a large, mature rear garden, the majority of which is laid to lawn, with seating areas, greenhouse and an insulated summer house/office with power, lighting, heating and internet. At the front, the shingle driveway provides off-street parking for two vehicles. Viewing is highly recommended.

Located on Gravel Hill in Emmer Green, the property offers easy access to local amenities, schools including Emmer Green Primary School and Highdown Sixth Form, and the scenic Hemdean Valley; ideal for outdoor activities. Shops, healthcare, and transport links are all within easy reach. Council tax band C. EPC D.

<https://moverly.com/sale/Q5Zh6td4n4U82F5BPQLQB/view>

Tenure - Freehold



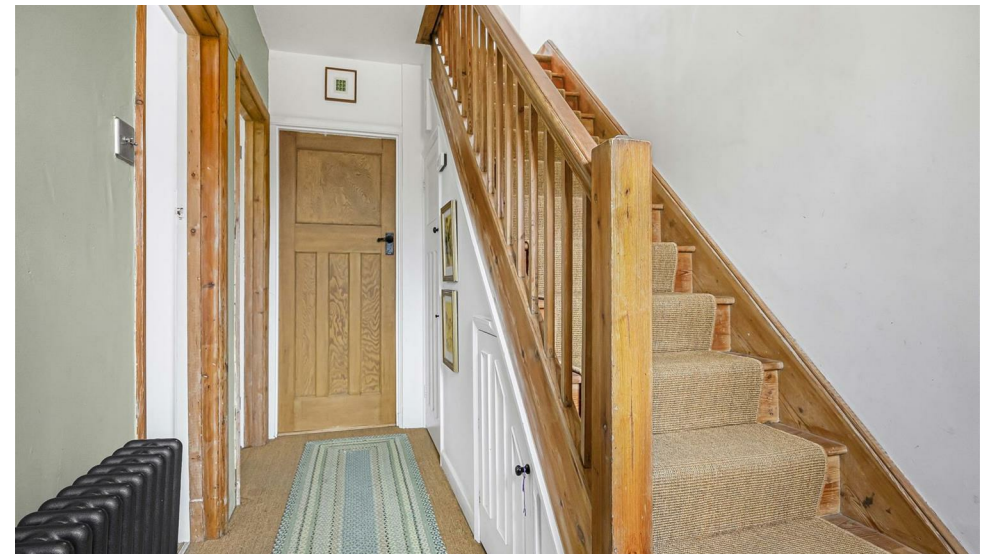


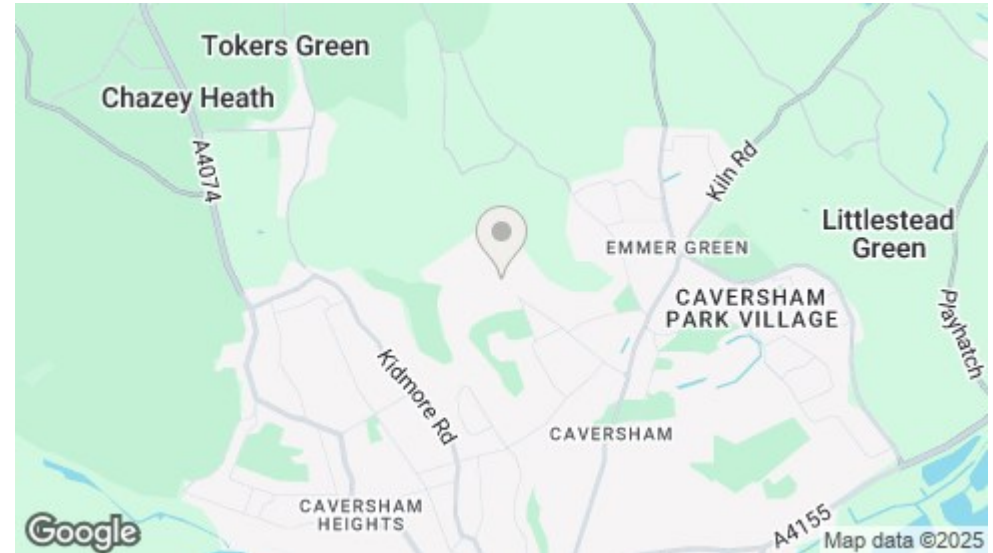
- Quiet leafy outlook close to countryside
- Accommodation over three floors
- Extended accommodation
- Four bedrooms
- Large rear garden
- Garden office

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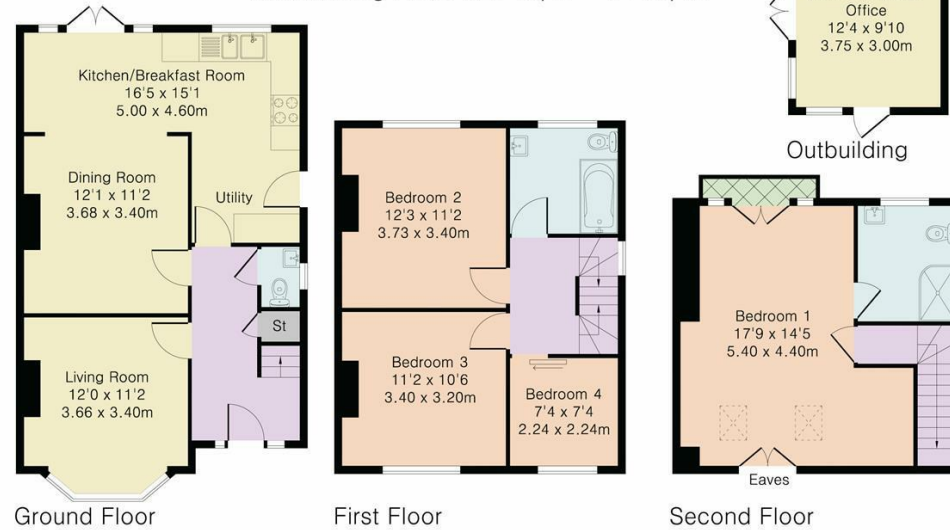
Approximate Gross Internal Area 1438 sq ft - 133 sq m

Ground Floor Area 553 sq ft – 51 sq m

First Floor Area 432 sq ft – 40 sq m

Second Floor Area 332 sq ft – 31 sq m

Outbuilding Area 121 sq ft – 11 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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