



Surley Row, , Emmer Green, RG4 8NB

£460,000

Walmsley

Surley Row, , Emmer Green, RG4 8NB

Walmsley Estate Agency is delighted to this extended, double bay-fronted semidetached property in this popular area of Emmer Green. The accommodation has been extended by the current owners and now consist of; entrance porch, hall way, 21ft sitting/dining room, playroom, kitchen, bay/fronted master bedroom, second bedroom with built-in storage, third bedrooms bathroom and separate WC. Externally the property boast an outhouse with electric and plumbing (currently being utilised as a utility room), 20ft covered area, further outbuilding, 60ft rear garden and driveway for two cars.

Surley Row 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.

****Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Employee of the Connells Group of companies****

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

Tenure - Freehold

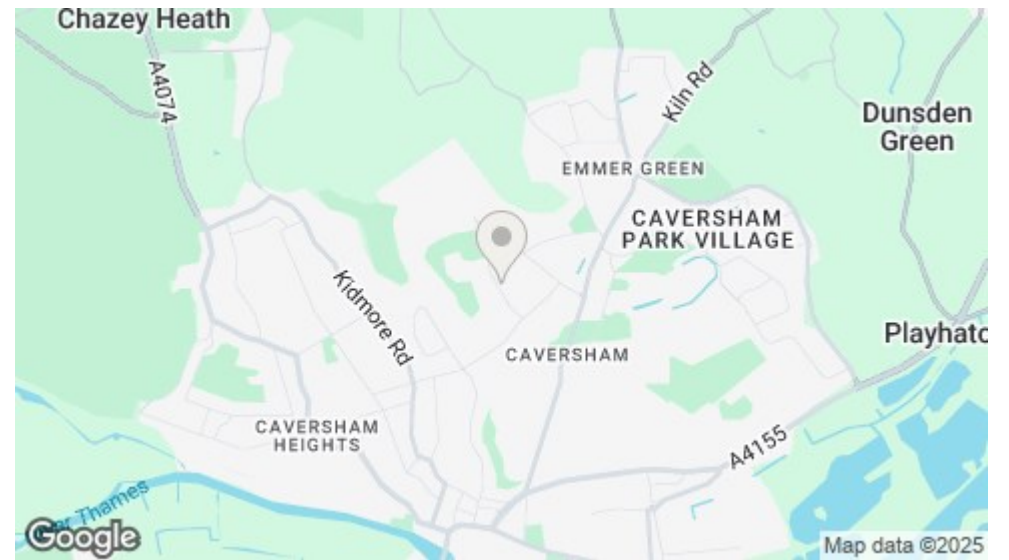




- Extended semi-detached
- Potential for expansion STP
- 60ft garden
- Off road parking for two cars
- Double bay-fronted
- 21ft sitting/dining room

 3
  1
  2
  D





Approximate Gross Internal Area 1013 sq ft - 94 sq m

Ground Floor Area 566 sq ft - 53 sq m

First Floor Area 402 sq ft - 37 sq m

Outbuilding Area 45 sq ft - 4 sq m



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.



9-11 Bridge Street, Caversham, Reading, RG4 8AA

Email: cavershamsales@walmsley.co.uk www.walmsley.co.uk

0118 947 0511

