



**Rosehill Park**  
**Emmer Green, Reading, Berkshire RG4 8XF**

**£600,000**

**SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS:** Set within this sought after and quiet area of Emmer Green is this larger than expected bungalow that is set on a generous plot. The property offers easy access to central Reading and is within easy reach of the picturesque south Oxfordshire countryside. The property boasts three double bedrooms, bathroom, living room, 22'8 kitchen diner and a conservatory. In addition there is a double garage with driveway parking to the front. To the rear there is a great sized garden and patio area that is ideal for those summer BBQ's. To appreciate the space on offer call now to view.

## Rosehill Park, Reading, Berkshire RG4 8XF

- Three double bedrooms
- A large living room and bright conservatory
- 22'8 kitchen / diner
- Great sized garden and patio area.
- EPC rating D
- Good sized bathroom and guest WC
- Good sized bungalow of a generous plot
- Double garage and driveway parking
- Council tax band F
- Sought after area of Emmer Green

### Lobby

Paved floor, double glazed window to the side and front, door to the hallway.

### Hallway

A larger than average hallway with attractive parquet wood flooring, storage cupboard and doors to:

### Living room

15'0 x 15'0 (4.57m x 4.57m)



A light and airy room with a large double glazed window to the front and double glazed patio doors to the conservatory that allow plenty of natural light.

### Conservatory

11'11 x 6'0 (3.63m x 1.83m)



A light and airy conservatory with double glazed windows and door that leads to the attractive garden.

### WC

7'6 x 4'2 (2.29m x 1.27m)



Comprising of a WC and wash hand basin.

### Inner hallway

Carpeted, loft access two cupboards housing the hot water cylinder and boiler, doors to the bedrooms and bathroom.

## Rosehill Park, Reading, Berkshire RG4 8XF

### Bedroom one

13'0 x 12'9 (3.96m x 3.89m)



A spacious room with a large double glazed window to the side, carpeted and ample fitted wardrobes.

### Bedroom three

13'1 x 7'11 (3.99m x 2.41m)



A light and airy room with a double glazed window overlooking the garden and a fitted cupboard.

### Bedroom two

13'1 x 10'6 (3.99m x 3.20m)



Offering views over the attractive garden is this good sized room, storage cupboard and ample space for wardrobes.

### Bathroom

9'9 x 8'0 (2.97m x 2.44m)



A great sized bathroom with a paneled bath, wall mounted shower, wash hand basin and a WC. Part tiled walls and a frosted window to the rear.

# Rosehill Park, Reading, Berkshire RG4 8XF

## Kitchen / diner

22'8 x 14'11 (6.91m x 4.55m)



A good sized kitchen with ample wall and base units. Roll top work surfaces with an inset sink and drainer. Recess for the oven, hob and fridge. Double glazed window to the side, door to the utility area and open to the dining area.

## Dinning area



Offering views over the attractive garden is this spacious dining area, wood effect flooring and semi open plan to the dining area.

## Utility area

7'7 x 4'0 (2.31m x 1.22m)

Recess for the washing machine, door to the side and door to the garage.

## Garage

16'6 x 15'1 (5.03m x 4.60m)

A great sized double garage with a window to the side.

## Front garden



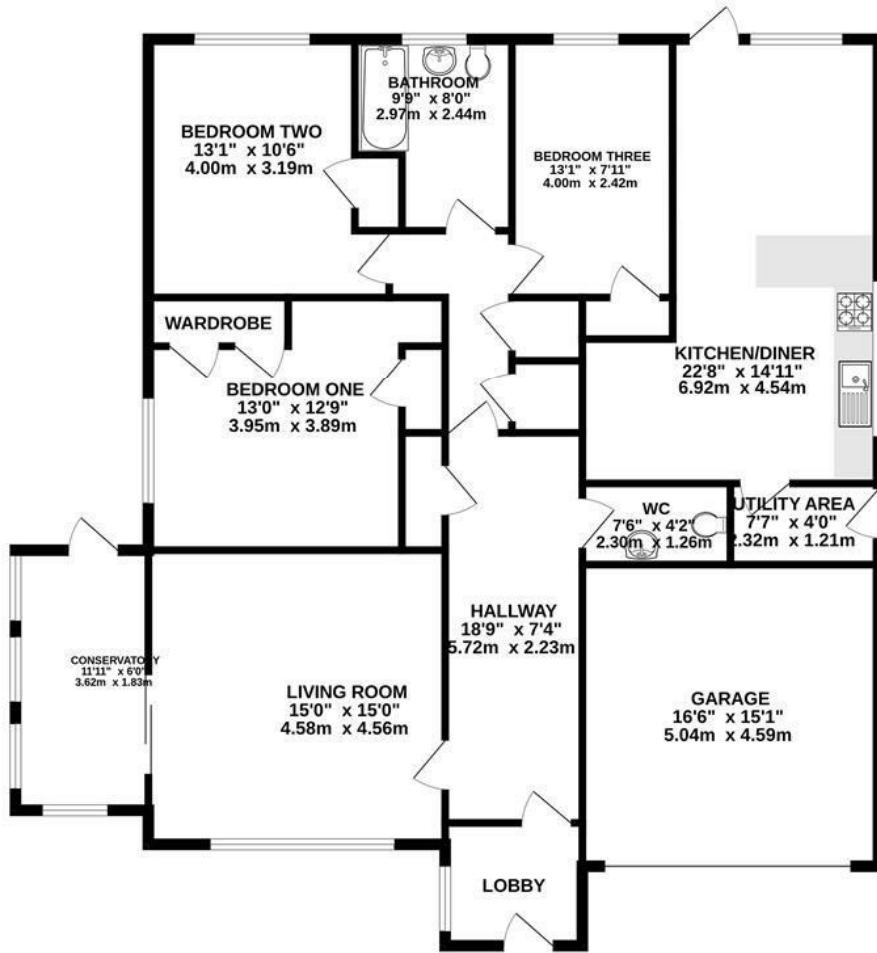
An easy to maintain front garden and driveway for several cars

## Rear garden



A great sized garden that is ideal for summer entertaining. The garden is mainly laid to lawn with attractive shrub borders to the side., There is a paved patio to the side and access to the front garden.

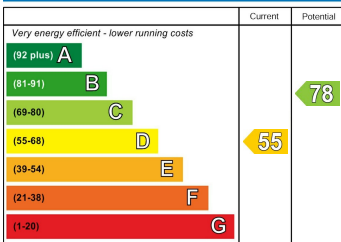
GROUND FLOOR  
1666 sq.ft. (154.8 sq.m.) approx.



TOTAL FLOOR AREA: 1666 sq.ft. (154.8 sq.m.) approx.

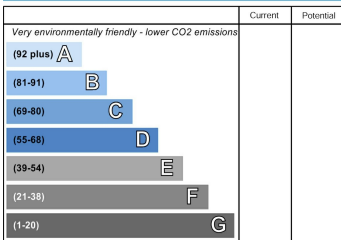
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

Energy Efficiency Rating



England & Wales EU Directive 2002/91/EC

Environmental Impact (CO<sub>2</sub>) Rating



England & Wales EU Directive 2002/91/EC

