



**Rotherfield Way
Emmer Green, Reading, Berkshire RG4 8PJ**

Chain Free £475,000

CHAIN FREE: Set within a sought-after area of Emmer Green, this semi-detached house is a good-sized family home, located within the catchment area of good local primary and secondary schools. It provides easy access to Caversham and Reading, with direct mainline services to Paddington, and access to the Elizabeth line. To the front of the property is a hedged lined lawn, driveway parking and garage, with a large terraced garden to the rear. The ground floor boasts a good-sized reception room with French doors leading to a patio, separate kitchen and external WC. To appreciate the space and potential to extend (STP), call now to view.

Rotherfield Way, Reading, Berkshire RG4 8PJ

- Semi detached house with the potential to extend (STP)
- Chain free
- Separate kitchen
- Great sized garden and paved patio
- Council Tax Band D
- Three bedrooms & a modern bathroom
- Good sized reception room
- Garage & driveway
- EPC rating D
- Easy reach of primary and secondary schools

Porch

Tiled porch with large windows and access to garage

Hallway



Carpeted entrance hall with glass front door and windows to porch. Radiator, coat storage cupboard and doors leading to living room and kitchen

Living Room

20'10" x 13'6" (6.35m x 4.11m)



Carpeted living room with double glazed windows to the front, secondary glazed windows to the rear with French doors leading to garden. Two radiators, built in cupboard with shelving, windows to front of property and feature electric fireplace.

Kitchen

10'8" x 8'6" (3.25m x 2.59m)



A good-sized kitchen with wall and base units. Roll top work surfaces with an inset sink, recess for washing machine. Free standing cooker. Gas fired boiler. Serving hatch to living room. Radiator and several storage cupboards. Door to garden and a good-sized double glazed window offering views of the garden.

Landing



Carpeted. Cupboard housing hot water cylinder. Loft access (with loft ladder). Double glazed window to the side and doors to:

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Bedroom one

10'11" x 11'6" (3.33m x 3.51m)



Carpeted bedroom with a double glazed window to front, radiator and built in wardrobe

Bedroom three

7'7" x 8'7" (2.31m x 2.62m)



Carpeted bedroom with double glazed window overlooking the rear garden. Radiator and space for wardrobes.

Bedroom two

11'6" x 9'9" (3.51m x 2.97m)



Carpeted bedroom with double glazed window offering views over rear garden. Radiator and built in wardrobe.

Bathroom

6'1 x 5'6 (1.85m x 1.68m)



Comprising of a panelled bath with a wall mounted shower, wash hand basin, heated towel rail, tiled floor and walls, with a frosted window to the front.

WC

Separate WC with vinyl flooring, part tiled walls and frosted double glazed window to rear

Garden



Partially covered patio with outside tap and WC. Side access to the front. Steps leading to large and spacious terraced garden.

Garage

14'4 x 7'11 (4.37m x 2.41m)

A good-sized garage with door to porch and up and over door to driveway.

Front garden

Hedged lawn. Steps leading to porch and driveway parking.

Services

Water. Mains

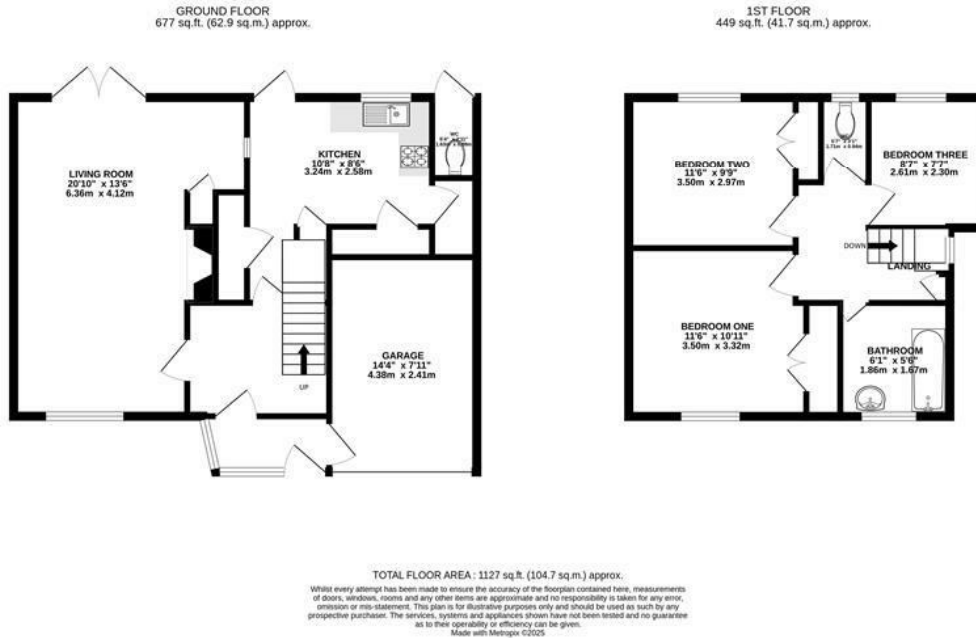
Drainage. Mains

Electricity. Mains

Gas. Mains

Broadband. Ofcom-Ultrafast. The owners are not aware of any internet connection.

Mobile phone: The owners are not aware of any mobile coverage restrictions.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

