

# NEA

NICHOLAS ESTATE AGENTS  
Sales & Lettings

7 Prospect Street, Caversham, Reading, RG4 8JB Tel: 0118 948 4040



## Surley Row Emmer Green, Reading, Berkshire RG4 8NA

**£3,000 PCM**

NEA LETTINGS: A large detached family house in Emmer Green with four double bedrooms and two spacious reception rooms and a wrap around enclosed garden. Downstairs comprises a living room which opens to the dining room, a kitchen, playroom or study onto the reception and utility room. Upstairs are four double bedrooms, two with en-suites and a large family bathroom. The property benefits from a large garden, patio area and two lawns to the rear. The in/out driveway has electric gates and parking for 3/4 cars with a integral garage. Situated on a much sought-after residential road, this home is in easy reach of Reading mainline station and is a short drive to Reading and Henley on Thames. EPC rating D.

DISCLAIMER : These particulars are a general guide only, they do not form part of any contract. Video content and other marketing material shown are believed to be an accurate and fair representation of the property at the time the particulars were created. Please ensure you have made all investigations, and you are satisfied that all your property requirements have been met if you make an offer without a physical viewing.

# Surley Row, Reading, Berkshire RG4 8NA

- NEA Lettings
- Detached House
- Four Bedrooms
- Gated driveway and single garage
- EPC rating D
- Emmer Green
- Unfurnished
- Wrap around garden
- Council tax band F
- Available 25th September

## Porch

A sealed porch, plenty of space for coats and shoes, door to hallway

## Hallway

A wide light hallway, tiled throughout, doors to kitchen, playroom/study, dining room, living room and staircase.

## Living room

21'11" x 14'5" (6.7 x 4.4)



A large dual aspect carpeted living room with a Dimplex steam effect fireplace, open to dining area

## Dining room

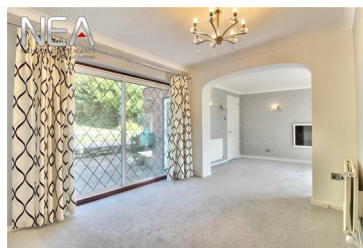
10'9" x 10'9" (3.3 x 3.3)



Carpeted dining room (off the living room), with window to rear, door to hallway.

## Family room/Study

11'1" x 10'9" (3.4 x 3.3)



A carpeted family room or study with sliding doors to garden, open arch to reception room

## Kitchen/Breakfast room

14'1" x 10'9" (4.3 x 3.3)



A large light dual aspect kitchen with tiled floor, plenty of workspace and storage cupboards. Appliances include two electric ovens plus grill, dishwasher, 4 ring gas hob with extractor. Double ceramic sink under one window, a breakfast bar and door to kitchen.

## Reception room

13'5" x 10'5" (4.1 x 3.2)

Open arch from the family room/study, is this carpeted reception room with a window overlooking front driveway, flame effect electric fireplace. Door to utility.

## Utility

8'2" x 5'10" (2.5 x 1.8)



Additional storage, sink and washing machine. Door to garden and garage.

## Cloakroom

Off the staircase is a tiled cloakroom with frosted window, WC and sink.

# Surley Row, Reading, Berkshire RG4 8NA

## Landing

A wide carpeted landing, doors to all bedrooms and family bathroom. Plus door to wide balcony at front of the house and an airing cupboard.

## Bedroom one

14'5" x 9'10" (4.4 x 3)



A double carpeted bedroom at the front of the property.

## Bedroom two

14'5" x 11'9" (4.4 x 3.6)



A double carpeted bedroom at the rear of the property with mirrored built in wardrobes along one side, door to ensuite

## Bedroom two ensuite



WC, sink and cubicle shower.

## Family bathroom



A large family bathroom with frosted windows at the front of the house. Large bath, WC, sink and large and shower.

## Bedroom three

11'9" x 11'5" (3.6 x 3.5)



A dual aspect double carpeted bedroom with door to front balcony and built in wardrobes.

## Bedroom three ensuite

An ensuite with WC and sink.

## Bedroom four

14'5" x 9'10" (4.4 x 3)



A double carpeted bedroom with window overlooking the rear garden.

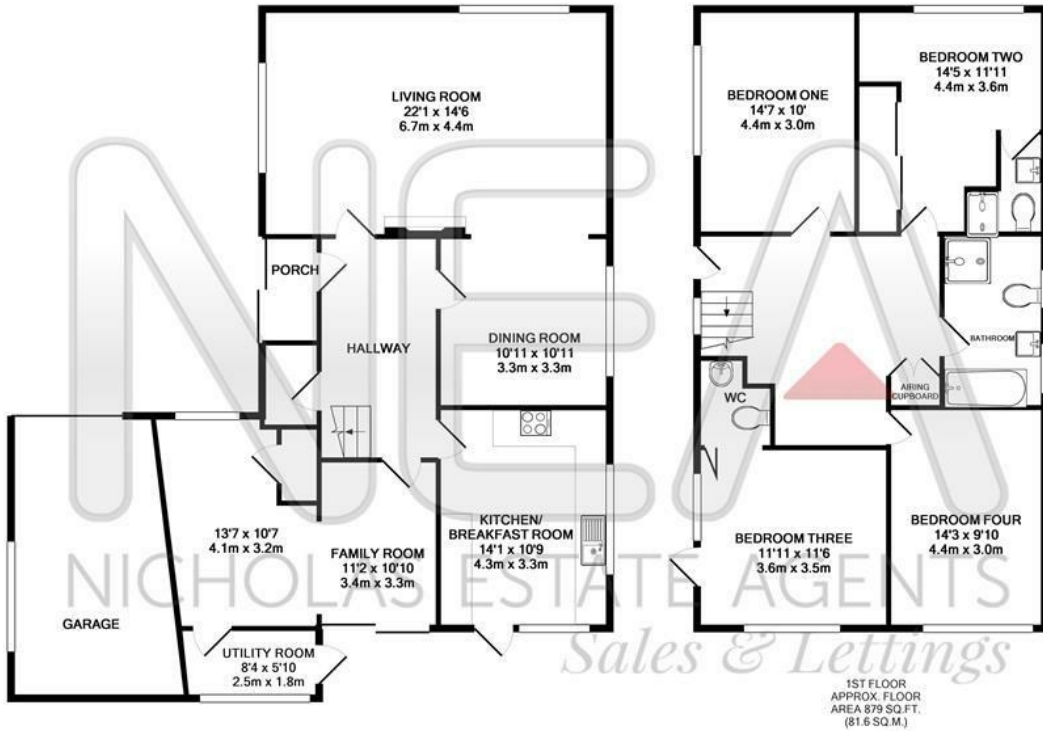
## Garden



A large wrap around garden with patio immediately to rear of house, steps to a middle lawned level and steps to a top level which is grassed and has some bushes. There is a lawned seating area to the front and gates at both sides.

## Garage

A single integral garage, with door to utility.

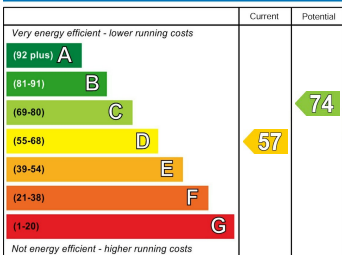


**TOTAL APPROX. FLOOR AREA 2063 SQ.FT. (191.6 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

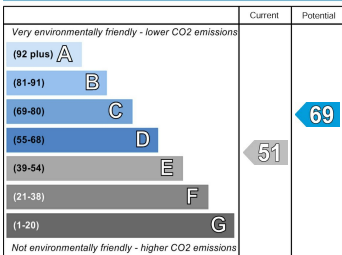
Made with Metropix ©2018

**Energy Efficiency Rating**



**England & Wales** EU Directive 2002/91/EC

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



**England & Wales** EU Directive 2002/91/EC

