



Grove Hill Emmer Green, Reading, Berkshire RG4 8PN

£2,500 PCM

NEA LETTINGS: A large five bedroom detached family house in a secluded corner plot in the heart of Caversham, Emmer Green. High quality living at its heart with a beautiful open planned kitchen, living and dining space finished to a high specification throughout the property. The entrance hall gives a wonderful sense of arrival and leads through to the open planned kitchen and living room which one can enjoy the magnificent views across Caversham. Its a house blessed with an abundance of natural light throughout. The kitchen comprises striking worktops, ample storage, gas oven, tiled floors with underfloor heating. The fantastic living room with stylish décor seamlessly connects to the house which can be enjoyed throughout the year giving direct access to a superb garden with lots of dimensions. On the first floor is the large spacious principal bedroom, all together four bedrooms and family bathroom. The 5th bedroom is on the ground floor and is currently being used as an office. The property provides excellent and bright accommodation throughout, off road parking for at least 3 / 4 cars, garage, ample outside storage, side access and is very private. Viewings are highly recommended and not to be missed.

This property is unfurnished and has an EPC rating C.

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.

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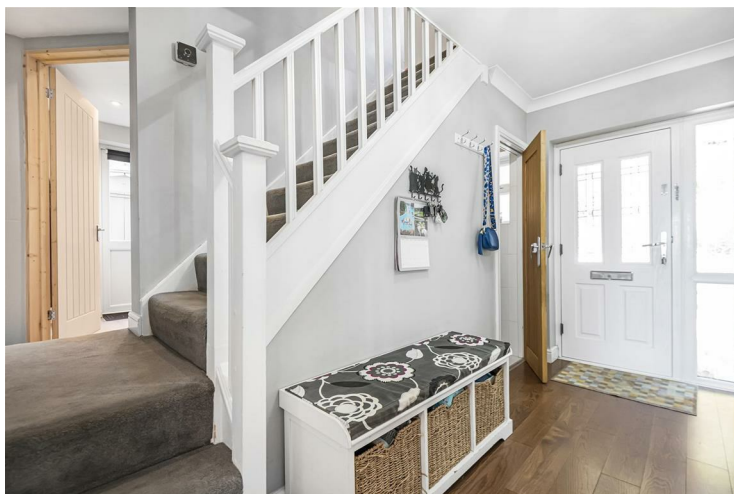
- NEA Lettings
- Detached House
- Five Bedrooms
- Off road parking for 3/4 cars
- EPC rating C
- Emmer Green
- Unfurnished
- Wrap around garden
- Council tax band F
- Available 3rd July

Front Garden



A low maintenance patio garden at the front of the property next to the driveway leading to the front door.

Hallway



The entrance hall gives a wonderful sense of arrival and leads through to the open planned kitchen and living room and office / 5th bedroom. A wide light hallway with wooden floors including staircase leading to first floor and landing. There is plenty of space for coats, shoes and storage.

Kitchen

24'3" x 18'11" (7.41 x 5.79)



High quality living comprising of a stunning open planned kitchen, living and dining space finished to a high specification throughout. The kitchen / breakfast / living space is positioned at the heart of this property featuring high quality kitchen units, wine cooler, double integrated electric oven and gas hob. White goods include washing machine, dryer, large fridge and large freezer. Comprises large windows and patio doors allowing the light to flood through this light and airy kitchen.

Kitchen dining living space

24'3" x 18'11" (7.41 x 5.79)



The open planned kitchen dining and living space is extremely versatile and comprises breakfast bar, houses dining room table and chairs and lounge area. The space is vast and encourages comfortable family living.

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Living room

16'10" x 12'0" (5.14 x 3.67)



The living space has a wealth of features, including patio doors and large windows completing one wall in its whole entirety providing stunning views, a statement fireplace, wooden floors and decorated in a bold elegant shade of blue.

Office / Bedroom 5

15'1" x 7'6" (4.60 x 2.31)



A family room with wood / laminate flooring currently being used as a study / office and used to be used as the 5th bedroom. The office has a door leading onto the garden and is situated at the side of the property.

Bedroom One

16'3" x 11'10" (4.97 x 3.62)



A double carpeted master bedroom at the rear of the property.

Bedroom Two

11'10" x 8'4" (3.61 x 2.56)



A double carpeted bedroom at the front of the property with built in wardrobes

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Bedroom Three

12'3" x 10'0" (3.75 x 3.05)



A double carpeted bedroom with window overlooking the rear garden with built in wardrobes.

Bedroom Four

9'11" x 7'11" (3.03 x 2.42)



A carpeted room at the front of the property currently being used as a children's room. However, this bedroom can easily house a double bed.

Family bathroom

A large family bathroom with frosted windows at the front of the house. Bath including shower, WC, sink and bathroom units.

Front garden

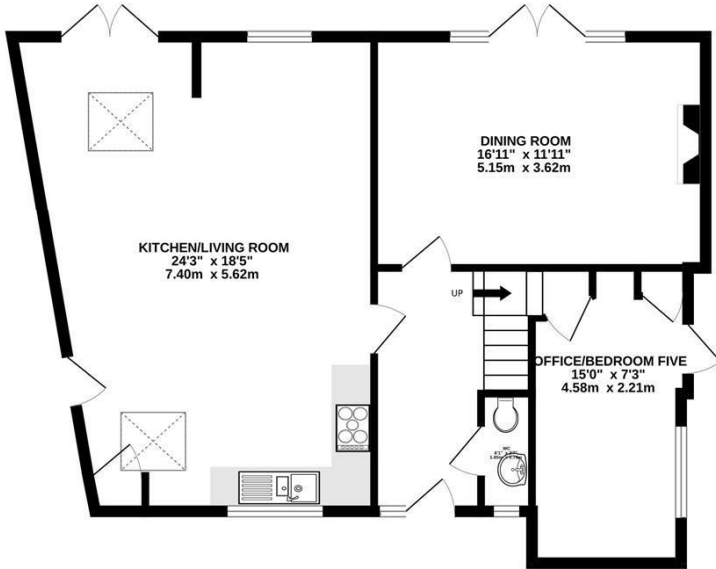
The driveway is located at the front of the property which could accommodate 3 / 4 cars alongside a well maintained good sized patio area which currently houses outside table and chairs for al fresco dining.

Rear garden

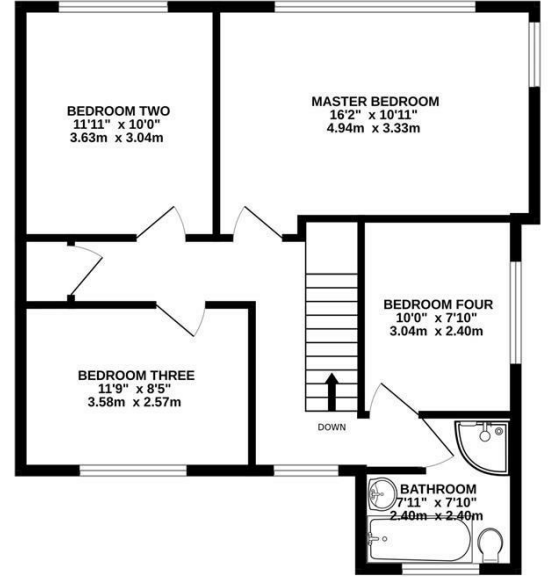


The wrap around garden provides fantastic viewing platforms and great views of Caversham. Comprises charming decking area for outside dining and socialising, outside sheds and plenty of space for storage and a garage.

GROUND FLOOR
850 sq.ft. (79.0 sq.m.) approx.



1ST FLOOR
700 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA : 1550 sq.ft. (144.0 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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