

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

**£2,200 PCM**

NEA LETTINGS: \*Pending photos\* Nestled in the charming area of Emmer Green, this delightful four bedroomed semi-detached house on Rotherfield Way offers a perfect blend of comfort and convenience. The Hill Primary School & Highdown Secondary School, are in its catchment area. The property is close to Caversham & the Reading Town Center along with Reading Mainline Station nearby. The property has been refurbished throughout, downstairs includes a large living/dining room, a modern kitchen, shower room and fourth bedroom with ensuite. Upstairs are three bedrooms, bathroom and separate WC. Further benefits of the property include a driveway parking, UPVC double glazing, gas central heating and a generous tiered garden. 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.

## Rotherfield Way, Reading, Berkshire RG4 8PL

- NEA Lettings
- Semi-detached house
- Unfurnished
- Driveway parking
- EPC Rating C
- Emmer Green
- Four bedrooms
- Generous rear garden
- Council Tax Band D
- Available 28th May

### Entrance hall

Off the porch is an entrance hall with doors to living room, kitchen, fourth bedroom and staircase.

### Living/Dining Room

A large carpeted living/dining space with a double window overlooking the driveway, stretching to the large glass French doors that opens onto the patio, offering lots of natural light. As well as, a connecting door to the kitchen and a small built in cupboard for storage.

### Kitchen

The kitchen offers plenty of worktop space and storage cupboards surrounding the room. Appliances include: washer, dryer, oven, hob, fridge/ freezer and dishwasher. There is an adjoining access to the hallway, living/diner and the downstairs shower room.

### Downstairs Shower room

Off the kitchen is a tiled shower room which has a walk in shower cubicle, WC & sink.

### Bedroom 4/Office

The fourth bedroom, which could also be used as an office is on the ground floor and offers some privacy from the rest of the house. It has an ensuite and large windows pointing towards the front of the property, ensuring lots of light.

### Bedroom 4/ Office Ensuite

The ensuite is tiled all around and offers a walk in shower cubicle, a toilet and a sink.

### Master Bedroom

This double bedroom offers carpeted flooring and a large window overlooking the garden providing scenic views.

### Bedroom Two

This carpeted double bedroom has a large window overlooking the front of the property.

### Bedroom Three

This single bedroom is at the rear of the house and has a window overlooking the garden.

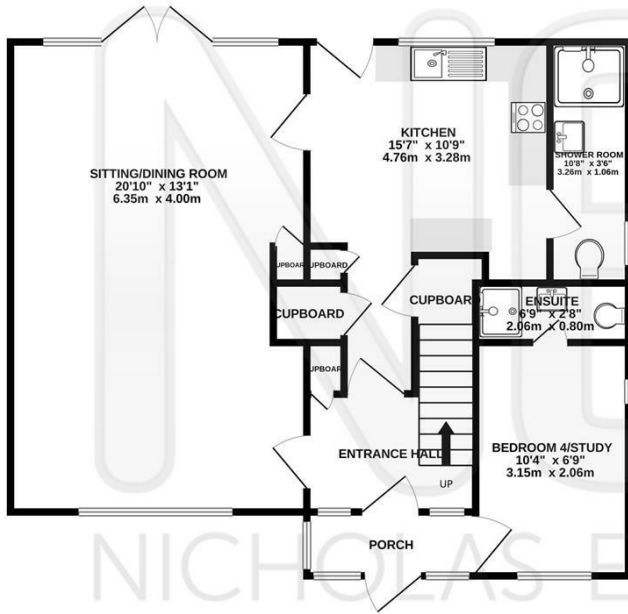
### Bathroom

This bathroom has a bath with shower over and sink, frosted window to front.

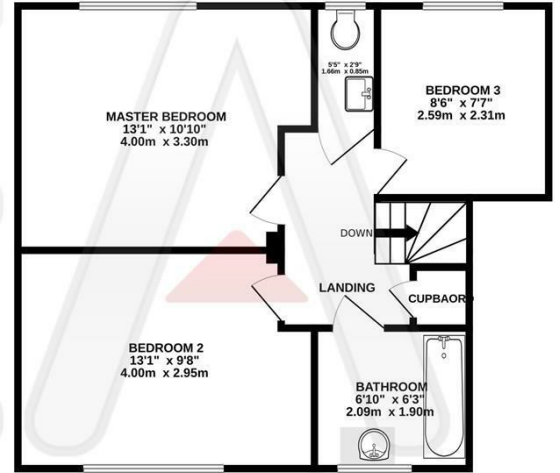
### Upstairs WC

Separate WC with window to rear.

GROUND FLOOR  
610 sq.ft. (56.7 sq.m.) approx.



1ST FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 1048 sq.ft. (97.4 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) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

