



Knights Way, Emmer Green, Reading, RG4 8RJ

£490,000

Walmsley

Knights Way, Emmer Green, Reading, RG4 8RJ

A well-presented, three bedroom end of terrace property situated in this popular road in Emmer Green. The light and spacious accommodation comprises; entrance hall, sitting/dining room with double doors leading to rear garden, modern kitchen with integrated appliances including fridge/freezer, oven/microwave, WC/shower room, three double bedrooms and refitted family bathroom. Externally the property boasts driveway for two vehicles, garage and enclosed rear garden. Further benefits include gas central heating, UPVC windows and potential to extend, subject to planning.

Knights Way is ideally located just 1.2 miles from Caversham Centre and approximately 1.8 miles from Reading train station, which offers quick access to London Paddington (approx. 25 mins) and Crossrail services. The property is within walking distance of local amenities, both Emmer Green and The Hill primary schools, and Highdown School with Sixth Form College.

EPC - D

Council tax band - D

Tenure - Freehold





- Walking distance to Emmer Green and The Hill primary schools and Highdown Secondary School
- Driveway for two vehicles
- Downstairs shower room
- Potential to extend STP
- Private rear garden
- Garage
- Walking distance to local amenities
- EPC - D

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**Approximate Gross Internal Area 984 sq ft - 92 sq m
(Excluding Garage)**

Ground Floor Area 515 sq ft – 48 sq m

First Floor Area 469 sq ft – 44 sq m

Garage Area 161 sq ft – 15 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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