

Surley Row, Emmer Green, Reading, RG4 8ND

£800,000

Walmsley

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Guide price £800,000 to £850,000

A truly delightful and rare character property situated in one of Reading's finest
conservation areas. This semi-detached property offers fabulous accommodation, good room sizes, a double garage with off-street parking and exceptionally attractive gardens.

Within easy walking distance of the property is Caversham centre, Reading mainline train station, bus services, schools at primary and secondary level and Emmer Green shopping precinct.

The property is presented to a good standard of decoration and offers great potential to extend the living accommodation into the garages. Viewings are highly advised.

No onward chain.

EPC-E
Council Tax Band -F

Tenure - Freehold

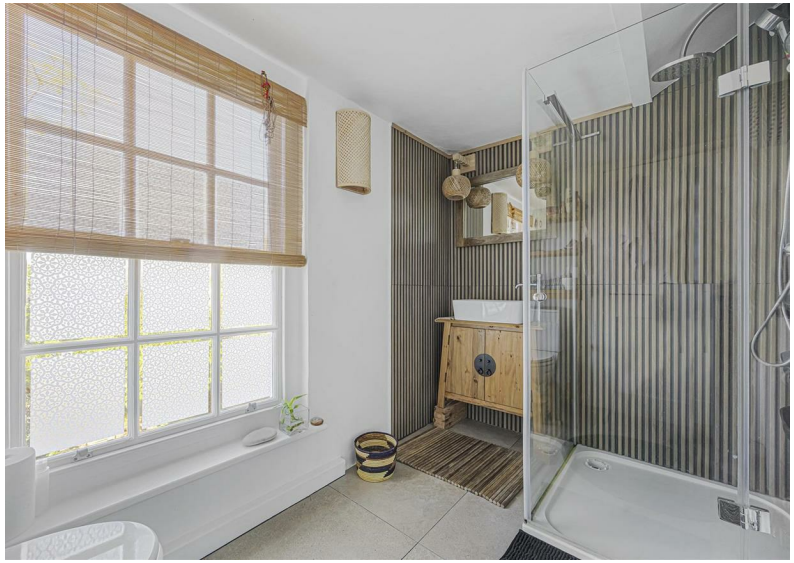














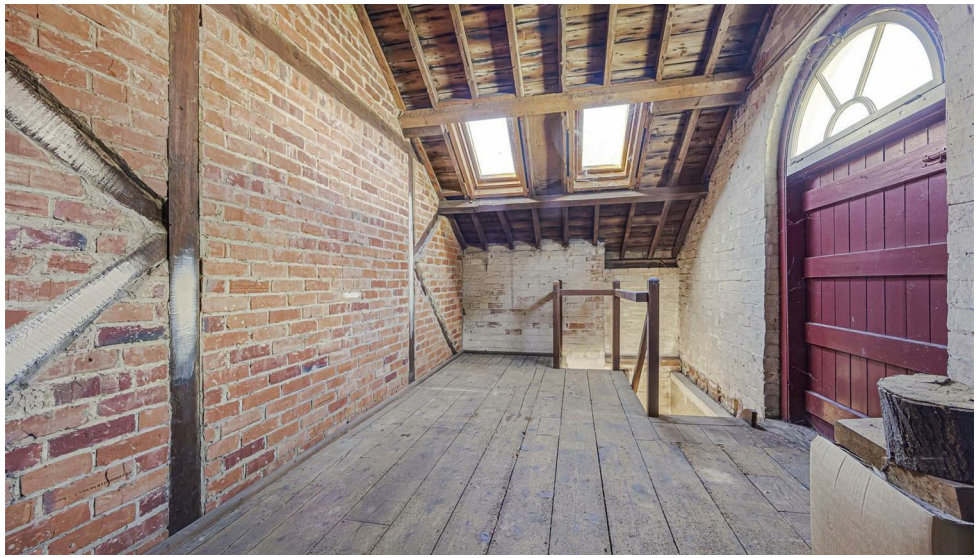


- Character property
- Convenient location
- Four double bedrooms
- Beautiful garden
- Double garage
- Council Tax Band F
- EPC E

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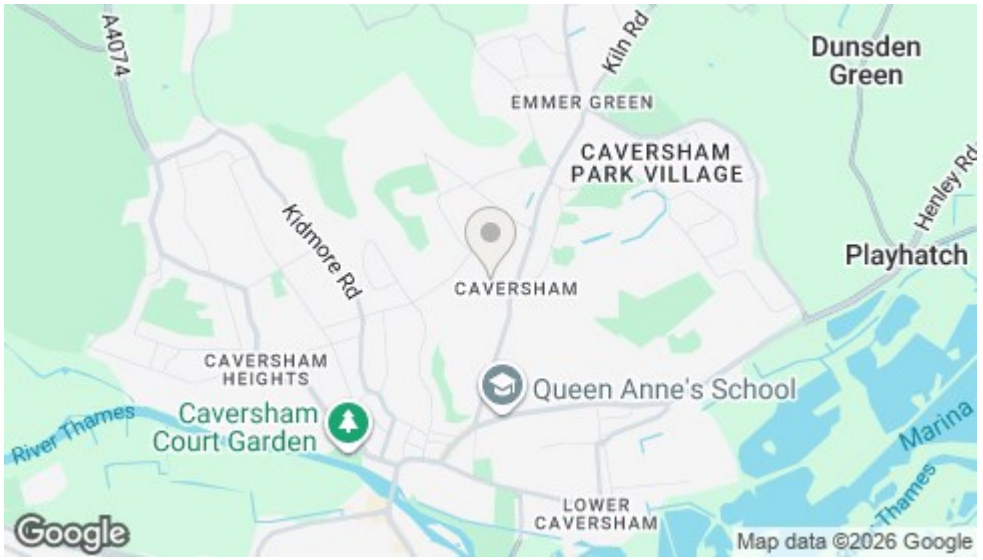











A4074
Kiln Rd
Dunsden Green
EMMER GREEN
CAVERSHAM PARK VILLAGE
Henley Rd
Kidmore Rd
Playhatch
CAVERSHAM
CAVERSHAM HEIGHTS
Queen Anne's School
Caversham Court Garden
River Thames
Marina
Thames
LOWER CAVERSHAM
Google
Map data ©2026 Google

Approximate Gross Internal Area 2103 sq ft - 195 sq m
(Including Garage)
Ground Floor Area 1110 sq ft – 103 sq m
First Floor Area 993 sq ft – 92 sq m



PINKPLAN

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.

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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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