



29, Eric Avenue, Emmer Green, Reading
Berkshire, RG4 8QU

£575,000

Beville
ESTATE AGENCY

- Requires updating
- Ample off road parking
- Gas fired central heating
- Easy access to Caversham and local amenities
- Three bedrooms
- Large rear garden
- Sold with on onward chain
- 26ft garage
- Two bathrooms
- Highly sought after location

Spacious three bedroom, two bathroom detached bungalow situated in a highly sought-after Emmer Green location, offering excellent potential, large garage and a generous rear garden. EPC: tbc

Accommodation includes: Spacious hallway, open plan living/dining room with door onto rear garden, fitted kitchen, bedroom 1 with shower room, two further bedrooms and a bathroom.

Noteworthy features include: Gas fired central heating, 26ft in length garage, excellent built in storage, ample off road parking, sold with no onward chain.

To the front of the property is a large block paved driveway providing generous off-road parking for multiple vehicles. This gives access to the 26ft garage, which also benefits from a personal door into the property. A pathway leads to the front entrance, and the frontage is fully enclosed by mature hedging, creating an attractive and private approach. Gated side access leads through to the rear garden.

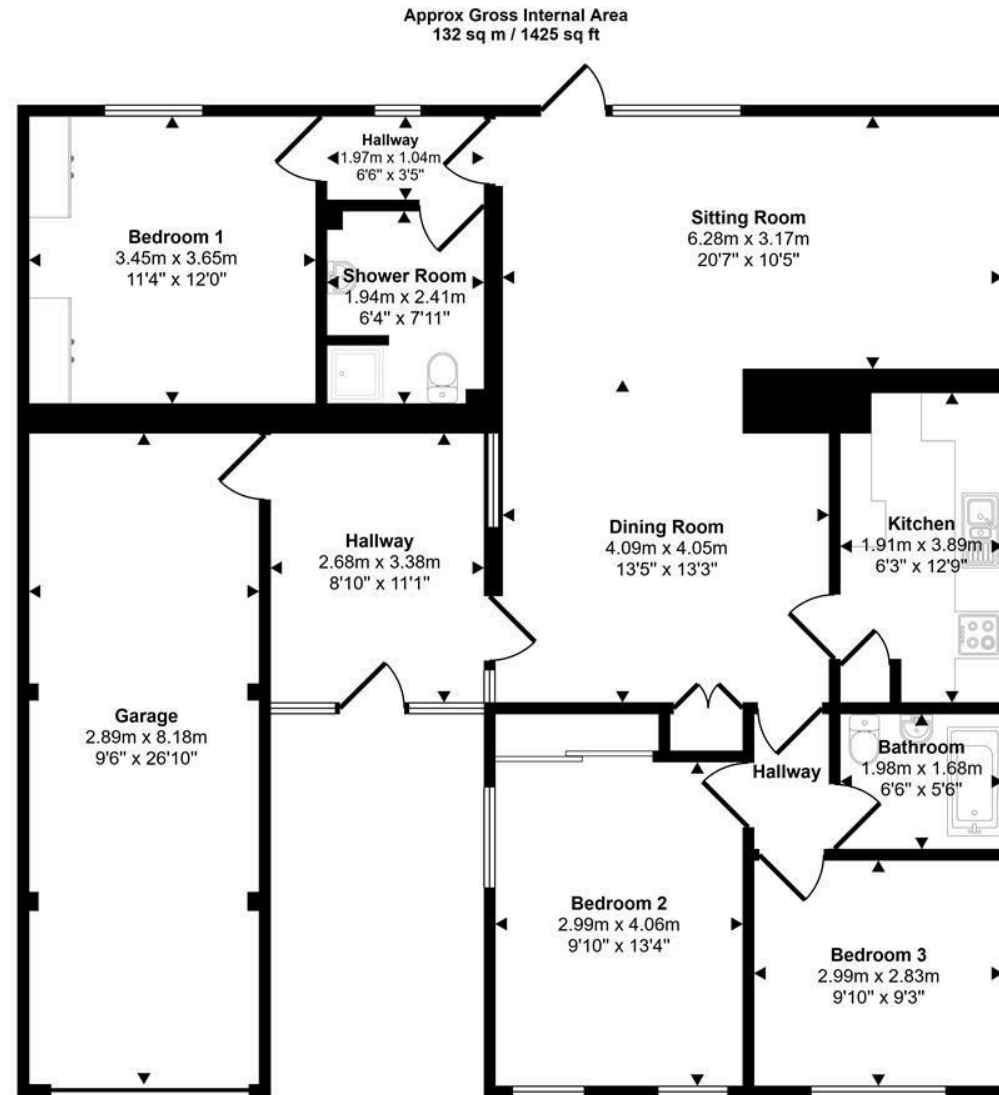
The rear garden is laid mainly to lawn with a paved patio area ideal for outdoor dining and entertaining. The garden is well stocked with a wealth of mature shrubs and hedging and is fully enclosed by timber fencing.

Total Floor Area: Approx. 132m² (1425sqft)

Council Tax Band: E

Services: Mains gas, electricity, water supply & drainage.

Eric Avenue is a highly sought after, quiet residential road. Emmer Green is a sought after area on the Berkshire/ Oxfordshire borders, close to Caversham and Reading with excellent amenities and communication links, whilst being close to surrounding countryside. There is easy access to both Reading and Henley-on-Thames town centres. London Paddington is less than 30 minutes from Reading Railway Station and there are good links to the M4 and M40 motorways. Crossrail, two Elizabeth Line trains an hour, will allow passengers to travel right through central London from Reading station without having to change trains.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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		
England & Wales	EU Directive 2002/91/EC 	

Directions

Beville Estate Agency has not tested any apparatus, fittings or services and so cannot verify they are in working order. Measurements and distances referred to are given as a guide only and no responsibility is taken for any error, omission or mis-statement in these particulars. The Buyer is advised to obtain verifications from his solicitor or surveyor.