

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**BLAENANT, EMMER GREEN
READING, RG4 8PH**

£425,000

Peacefully located three bedroom detached family residence at the end of a quiet cul-de-sac on the fringes of Hemdean Valley with large open refitted kitchen/dining room, secluded gardens in the region of 70ft and garage. Within a mile walking distance of Caversham centre and within two miles of Reading station. No chain

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SITUATION

Emmer Green is the northernmost suburban neighbourhood of Reading, situated approximately two miles north of the town centre. Originally a small village, it has expanded significantly over the years and is now a predominantly residential area forming part of the wider Caversham community.

The area benefits from its own shopping precinct and post office, while its well regarded schools include The Hill Primary School, Emmer Green Primary School and Highdown School & Sixth Form Centre. Emmer Green's northern boundary adjoins the picturesque South Oxfordshire countryside, providing easy access to scenic walking routes, dog walks, trail running paths, cycle trails and attractive countryside rambles.

Nearby Clayfield Copse Nature Reserve offers a popular woodland setting, along with football pitches, tennis courts and open green spaces for recreation and leisure.

Caversham is a highly sought after district of Reading, known for its strong sense of community and distinct village atmosphere. Bordered by the River Thames to the south, it combines the charm of a village setting with the convenience of being within walking distance of Reading town centre and its mainline railway station, offering excellent transport links to London and beyond

ENTRANCE

Front door to

RECEPTION HALL

With radiator and staircase to first floor

CLOAKROOM

With W.C., wash hand basin, radiator and front aspect obscure double glazed window

LIVING ROOM

Front aspect with feature double glazed square bay window, two radiators, two wall light points, oak style flooring

Archway through to

KITCHEN/DINING ROOM

Refitted comprising inbuilt drainer and inbuilt sink unit with mixer tap and cupboard under, further range of both floor standing and wall mounted eye level units with Quartz work surfaces and surrounds, concealed lighting, inset five ring gas hob with extractor hood above, integrated oven, space for American style fridge/freezer, plumbing for washing machine and integrated dishwasher. With radiator, room for dining table and chairs, understairs storage cupboard and tiled floor. With rear aspect double glazed windows and matching double glazed French doors to garden, plus double glazed kitchen side door

**STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING**

With side aspect double glazed window, access to loft space above and built in linen cupboard

BEDROOM ONE

With rear aspect double glazed window, radiator and door to

**ENSUITE SHOWER ROOM**

Comprising fully tiled shower, wash hand basin with cupboard space below, W.C., radiator, side aspect obscure double glazed window and extractor

BEDROOM TWO

With front aspect double glazed window with panoramic views, radiator and built in double wardrobe

**BEDROOM THREE**

With rear aspect double glazed window, radiator

**BATHROOM**

Comprising twin grip bath with independent shower, glass deflector, wash hand basin with cupboard below, W.C., tiled surrounds, heated towel rail and front aspect obscure double glazed window

OUTSIDE

The front of the property is entered via steps leading to front door, with paved pathway to

REAR GARDEN

At the rear of the property is a pea shingled area adjacent with outside water tap and side access front to rear via timber gate. With raised rockery area with evergreen shrubs and steps leading up to level lawned area with further raised patio and steps leading to upper gardens with timber fenced enclosures. Extending approximately 70ft with excellent seclusion and outside lighting

**SINGLE GARAGE**

With up and door, power and light, useful eaves storage space and parking space in front

DIRECTIONS

From central Caversham proceed north up Prospect Street, at the traffic lights fork left into Peppard Road, continue into Buckingham Drive and at the roundabout turn left into Evesham Road, continue into St Barnabas Road and at the mini roundabout turn left into Tredegar Road, follow the road down the hill to the very end bearing left into Blaenant

PLEASE NOTE

A selection of the photos included within these property details have been digitally staged to enhance viewing perspective

TENURE

Freehold

SCHOOL CATCHMENT

Emmer Green Primary School

The Heights Primary School

Highdown School and Sixth Form Centre

COUNCIL TAX

Band E

FREE MORTGAGE ADVICE

We are pleased to be able to offer the services of an Independent Mortgage Adviser who can access a variety of mortgage rates from leading Banks and Building Societies. For a free, no obligation discussion or quote, please contact Stuart Milton, our mortgage adviser, on 0118 9461800

ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Energy Rating C

To view the full EPC for this property, you can access the national database with the following web address: <https://find-energy-certificate.service.gov.uk/energy-certificate/4900-5641-0822-0427-3453>

FLOOR PLAN

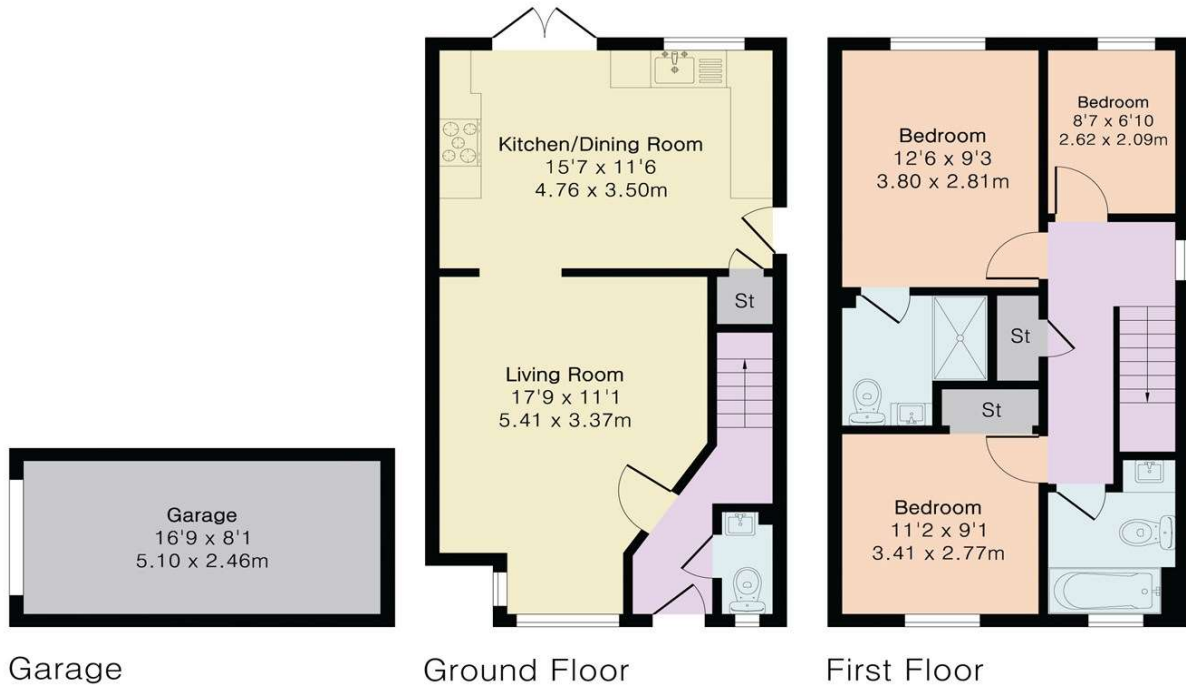
These floor plans are for guidance purposes only and are not to scale

**Approximate Gross Internal Area 916 sq ft - 85 sq m
(Excluding Garage)**

Ground Floor Area 453 sq ft – 42 sq m

First Floor Area 463 sq ft – 43 sq m

Garage Area 135 sq ft – 13 sq m



LOCATION

This image is for indicative purposes and cannot be relied upon as wholly correct

