

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



STUART CLOSE, EMMER GREEN READING, RG4 8RF

£525,000

A very well presented three bedroom semi detached home located in this quiet position only a 5 minute walk to Emmer Green primary school. The property benefits from an additional conservatory and recent built outdoor home office. Includes 20ft living room, fitted kitchen and cloakroom.

Attractive position overlooking light wooded area

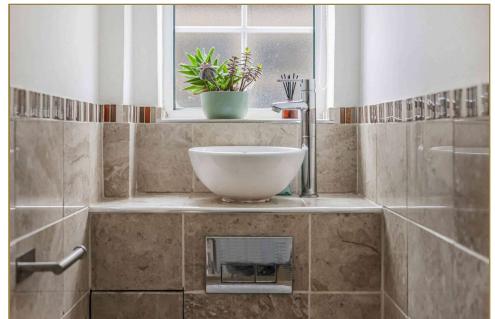
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ENTRANCE HALL

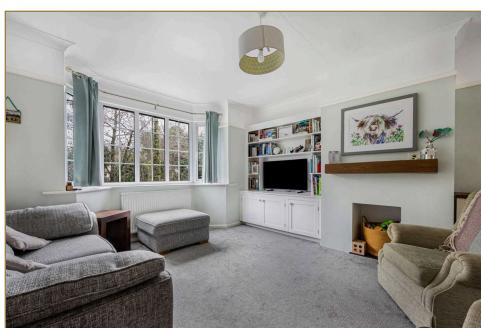
With staircase to first floor, understairs cupboard, side aspect

CLOAKROOM

Fitted to comprise: w.c with circular wash hand basin, tiled surrounds, side aspect

**LIVING/DINING ROOM**

Front aspect overlooking light wooded area, radiator, fitted cupboards and t.v plinth, space for dining table, door to:

**CONSERVATORY**

This room has been upgraded in 2022 to benefit from new ceilings and roof and two skylight windows. Double doors lead to garden

**KITCHEN**

Well fitted with granite worktops and upstands including Belfast sink, range of cupboards and drawers, Belling gas cooker with concealed extractor hood above, integrated fridge freezer, fitted microwave, tiled floor, rear aspect, double glazed door to side



STAIRCASE FROM ENTRANCE HALL TO FIRST FLOOR LANDING

Front aspect, radiator, dado rail, hatch to loft space

**BEDROOM ONE**

Front aspect, radiator

**BEDROOM TWO**

Rear aspect, built in wardrobe, built in airing cupboard housing gas boiler with shelving

**BEDROOM THREE**

Rear aspect, radiator



BATHROOM

Fitted suite comprising: shower bath with glass screen, fitted wash hand basin with cupboard and w.c, chrome towel radiator, tiled walls, side aspect window



REAR GARDEN

At the rear of the property is an enclosed, east facing garden. The garden has vehicular access via a spur road from Stuart Close and has hardstanding which is currently the site of the garden Home Office



OUTDOOR HOME OFFICE

Recently constructed - measuring 9ft 6 in width. Includes light and power and is fully insulated with door and side windows. Ideal work room or gym use etc



OUTSIDE

Access to the front of the property is along a pleasant pathway by a light wooded area. There is a lawned garden enclosed by low fencing with front gate with further side access gate

DIRECTIONS

Leave Caversham centre via Peppard Road, continue into Emmer Green and at the roundabout turn left into Evesham Road and left into Stuart Close, bear first left where a row of houses will be found on the right hand side.

TENURE

Freehold

SCHOOL CATCHMENT

Emmer Green Primary School
Highdown School and Sixth Form Centre

COUNCIL TAX

Band D

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/0827-2883-7889-2100-1561>

FLOOR PLAN

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

**Approximate Gross Internal Area 1116 sq ft - 103 sq m
(Excluding Outbuilding)**

Ground Floor Area 638 sq ft - 59 sq m

First Floor Area 478 sq ft - 44 sq m

Outbuilding Area 135 sq ft - 13 sq m



LOCATION

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

