Morlais, Emmer Green, Reading, RG4 8PQ

£650,000

Walmsley

Morlais, Emmer Green, Reading, RG4 8PQ

A spacious, modern four-bedroom detached residence situated in a popular, sought-after cul-de-sac, within walking distance of local countryside. The accommodation comprises a sitting room, dining room, kitchen, study, and cloakroom. The first floor offers four bedrooms, with an en suite to bedroom one, and a family bathroom. Externally, the property benefits from an attractive private outlook over woodland, a good-sized garden, and a detached double garage with driveway parking.

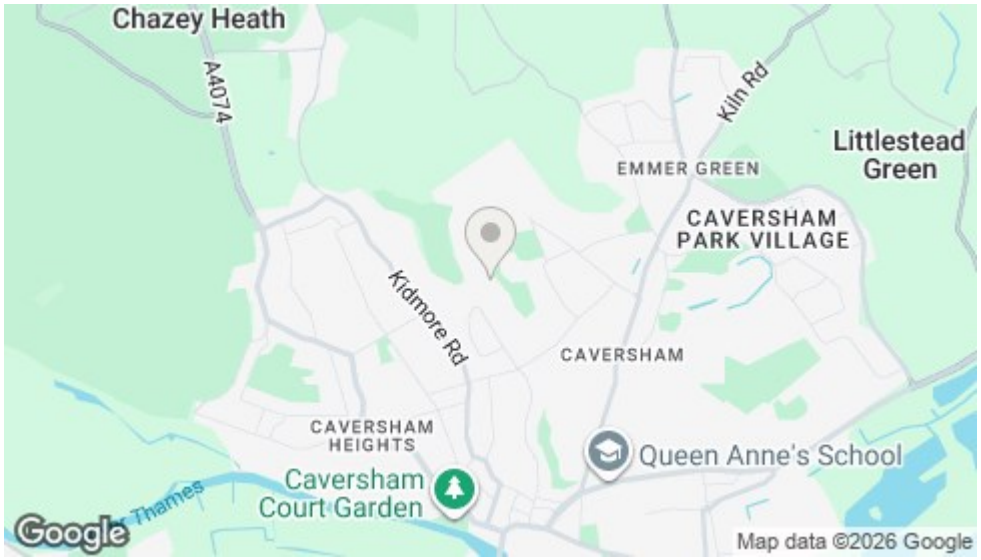
Emmer Green is a very popular place to live, with good communication and transport links to Caversham and Reading centres (Reading mainline station is within 2.8 miles, with regular services to London, including Crossrail). The area is well served by local amenities, as well as parks and plenty of open green spaces. Highdown Hill Road is conveniently located within short walking distance of the highly rated Emmer Green Primary School and Highdown Secondary School and Sixth Form College.
No onward chain complications.

EPC rating D.
Council tax band F.
https://moverly.com/sale/6bUCZVP6bhKZPzg2s1ifcg/view
*Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed the fee cannot be refunded even if the property does not go ahead.

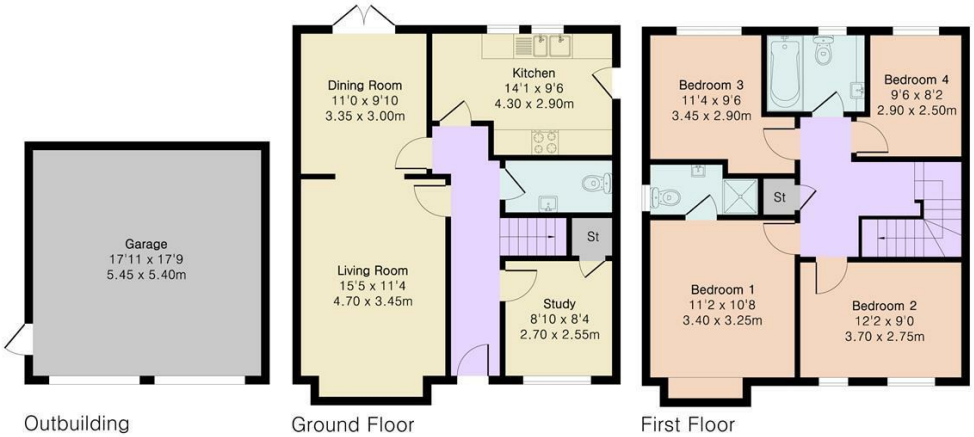
Tenure - Freehold

- Four bedrooms
- Detached
- Double Garage
- Off road parking
- Close to countryside
- No onward chain
- Tax band F
- EPC rating D

4 2 3 D


Chazey Heath
A4074
Kiln Rd
Littlestead Green
EMMER GREEN
CAVERSHAM PARK VILLAGE
Kidmore Rd
CAVERSHAM
CAVERSHAM HEIGHTS
Queen Anne's School
Caversham Court Garden
Thames
Google
Map data ©2026 Google

Approximate Gross Internal Area 1649 sq ft - 153 sq m
(Including Garage)
Ground Floor Area 668 sq ft – 62 sq m
First Floor Area 664 sq ft – 62 sq m
Garage Area 317 sq ft – 29 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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The Property Ombudsman
TDS Tenancy Deposit Scheme member

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