

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



FISHERS COTTAGES, KIDMORE END ROAD EMMER GREEN, READING, RG4 8SF

£335,000

A delightful period end terrace cottage full of character and charm and peacefully positioned in a quiet walkway in the centre of Emmer Green, just steps from shops, amenities and Emmer Green park. Includes living/dining room, fitted kitchen, two first floor bedrooms, delightful south facing secluded garden with useful timber office/studio, 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 with double glazed insert through to

LIVING/DINING ROOM

Dual aspect with front double glazed bay window and rear stable door to garden. Naturally segregated for living and dining areas



LIVING AREA with radiator, electric fire



DINING AREA with room for table and chairs, radiator, with stairs to first floor and understairs alcove



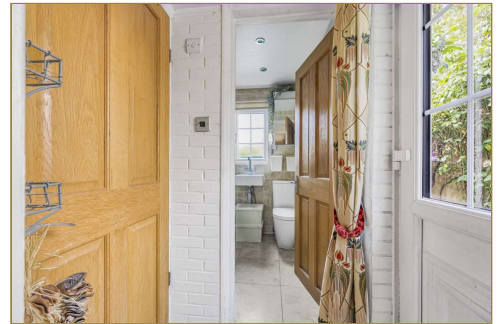
FITTED KITCHEN

Comprising single drainer enamel sink unit with mixer tap and cupboards under, further range of both floor standing and wall mounted eye level units with laminated work surfaces and contrasting tiled surrounds. Inset five ring gas hob with integrated oven below, space for fridge and freezer, wall mounted gas boiler, tiled floor, side aspect double glazed bow window through to



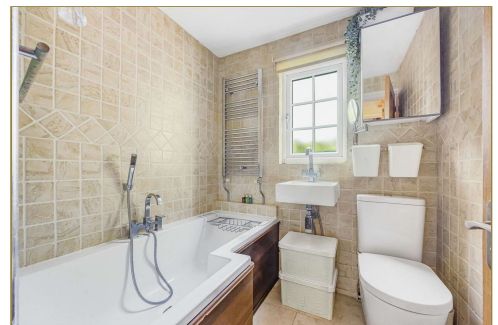
REAR LOBBY

With double glazed door to garden and utility cupboard with plumbing for washing machine, radiator and shelving



BATHROOM

With shower bath including glass deflector, wash hand basin, W.C., with fully tiled walls and floor with rear aspect obscure double glazed window, heated towel rail



LANDING

Staircase from living/dining room to first floor landing

BEDROOM ONE

With front aspect double glazed window, radiator, range of fitted wardrobes



BEDROOM TWO

With rear aspect double glazed window, radiator



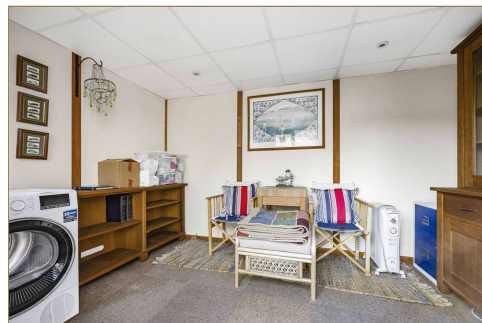
REAR GARDEN

At the rear of the property is a delightful south facing garden with paved area adjacent to the property and pergola to the side and secure gate to the side access area and bin store. The main garden is pea shingled with various shrubbed borders with panel fenced enclosure and leading to an excellent home office at the rear



HOME OFFICE/STUDIO

Entered via French doors, with power and light. This unit provides a variety of use



In all the gardens extend approximately 50ft. enjoying excellent seclusion in a particularly peaceful position

PLEASE NOTE

The side access is communal but completely segregated from the garden. There is also an additional secure gate providing pedestrian access to Pilgrims Way

OUTSIDE

The front of the property is approached at the end of the walkway with paved area in front and brick enclosed beds opposite, side personal gateway access with pea shingled enclosure in front of the bay. Paved pathway to front door and outside light

**DIRECTIONS**

From central Caversham proceed north up Prospect Street, at traffic lights fork left onto Peppard Road, continue into Emmer Green turning left into Kidmore End Road where Fishers walkway can be found on the right hand side

TENURE

Freehold

SCHOOL CATCHMENT

Emmer Green Primary School

Highdown School and Sixth Form Centre

COUNCIL TAX

Band C

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 D

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/0340-2701-0610-2926-3651>

FLOOR PLAN

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

