FARMER & DYER

RESIDENTIAL SALES & LETTINGS

CHALGROVE WAY, EMMER GREEN
READING, RG4 8SJ

£625,000

A 1930's bay fronted semi-detached home occupying a corner position with wide frontage and approx. 80ft south-facing secluded rear garden, requiring modernisation with scope to extend and enhance. Positioned in a highly sought after cul-de-sac within 300 metres of Emmer Green shops and 100 metres of Emmer Green Park. 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

Twin double glazed French doors to enclosed entrance porch with quarry tiled step and front door with double glazed stained glass insert to

RECEPTION HALL

With radiator, staircase to first floor and understairs storage cupboard housing meters

LIVING ROOM

With front aspect with feature double glazed bay window, radiator, two wall light points and central raised fireplace with hearth

DINING ROOM

With rear aspect windows with integral French doors leading to garden room, picture rails, radiator

GARDEN ROOM

Brick base with concrete floor, double glazed windows and roof

KITCHEN
Comprising single drainer stainless steel sink unit with mixer tap and cupboards under, further base and eye level units, work surface/breakfast bar and radiator. Appliance space for fridge and freezer, gas cooker point and plumbing for washing machine. Larder, twin side aspect double glazed windows and door to

REAR LOBBY
With double glazed door to garden and latched door to

CLOAKROOM
With W.C., wash hand basin and rear aspect window

STAIRCASE FROM RECEPTION HALL WITH SIDE ASPECT DOUBLE GLAZED STAINED GLASS WINDOW LEADING TO FIRST FLOOR LANDING
With access to loft space above with retractable ladder

BEDROOM ONE
With front aspect feature double glazed bay window, radiator and range of fitted wardrobes

BEDROOM TWO
With rear aspect double glazed window, radiator, twin recess wardrobes with cupboard space above, wash hand basin with cupboard space below, radiator and picture rails

BEDROOM THREE
With front aspect double glazed "V" window, radiator and picture rails

BATHROOM
White suite comprising shower bath with independent shower, glass deflector, wash hand basin, W.C., tiled walls, heated towel rails, dual aspect double glazed windows and airing cupboard housing hot water tank with slatted shelving above

REAR GARDEN
At the rear of the property is a generous garden mainly paved with large triple length green house with various shrubs and evergreens together with timber fenced enclosures. Side access to garage and side access front to rear via secure door. In all the gardens extend approximately 80ft with a secluded southerly aspect

OUTSIDE

The front of the property enjoys a wide corner position entered via a five bar gate leading onto block paved driveway providing parking for a number of vehicles and leading to

DETACHED GARAGE

With up and over door, light and power with additional workshop area to the rear with dual aspect windows

The block paving extends across the whole width of the front with various circular flowerbeds interspersed together with timber fenced enclosures. Outside water tap and bin enclosure. The width of the property to front extends approximately 60ft providing plenty of scope to extend and enhance. There is also a separate pedestrian gateway access to the front

DIRECTIONS

From central Caversham proceed north up Prospect Street, fork left at the traffic lights into Peppard Road, continue onto Emmer Green and turn left into Kidmore End Road and right into Chalgrove Way

TENURE

Freehold

SCHOOL CATCHMENT

Emmer Green Primary School
Highdown School and Sixth Form Centre

COUNCIL TAX

Band E

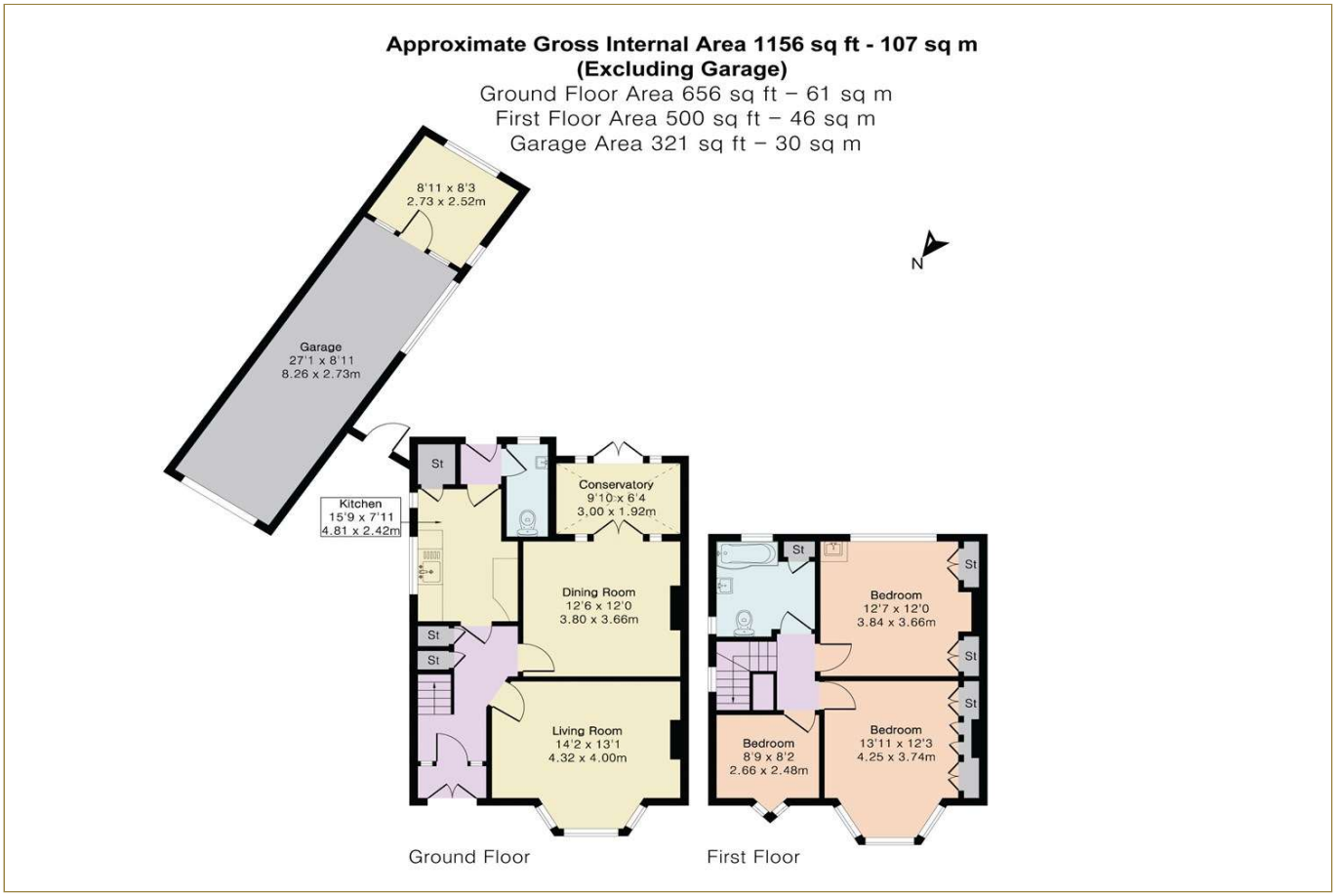
FREE MORTGAGE ADVICE

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 E

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/1636-7720-4609-0836-7222

FLOOR PLAN

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