



Knights Way, Emmer Green, , RG4 8RH

£700,000

Walmsley

Knights Way, Emmer Green, , RG4 8RH

An immaculately presented, extended, four bedroom semi-detach property situated in this popular Emmer Green location. The light and spacious accommodation comprises; entrance hall, sitting room, study, 24ft fully fitted kitchen/dining/family room with bi-fold doors, utility room, WC, three double bedrooms, modern en-suite to main bedroom and modern family bathroom to the first floor, with a further bedroom to the second floor.

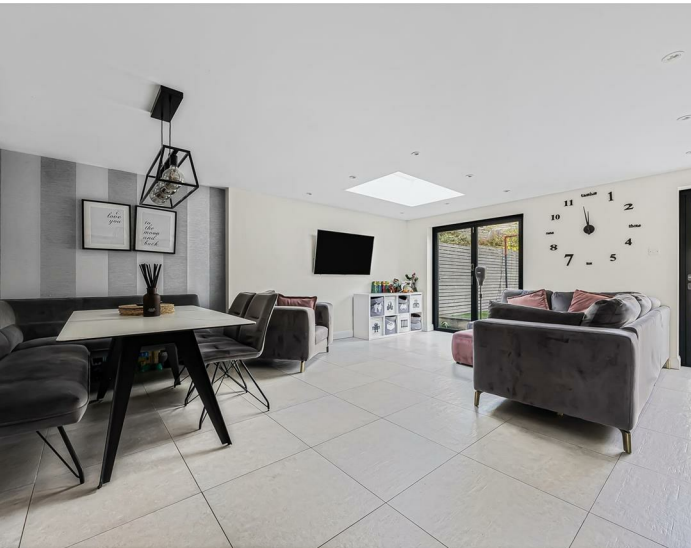
Externally the property boasts a private/enclosed rear garden, 9ft cabin, driveway for multiple vehicles and side access. Further benefits include fully UPVc double glazing and gas central heating.

Knights Way is ideally located just 1 mile from Caversham Centre and approximately 1.8 miles from Reading train station, which offers quick access to London Paddington (approx. 25 mins) and Crossrail services. The property is within walking distance of local amenities, primary schools, and Highdown School with Sixth Form College.

EPC - C

Council tax band - C

Tenure - Freehold





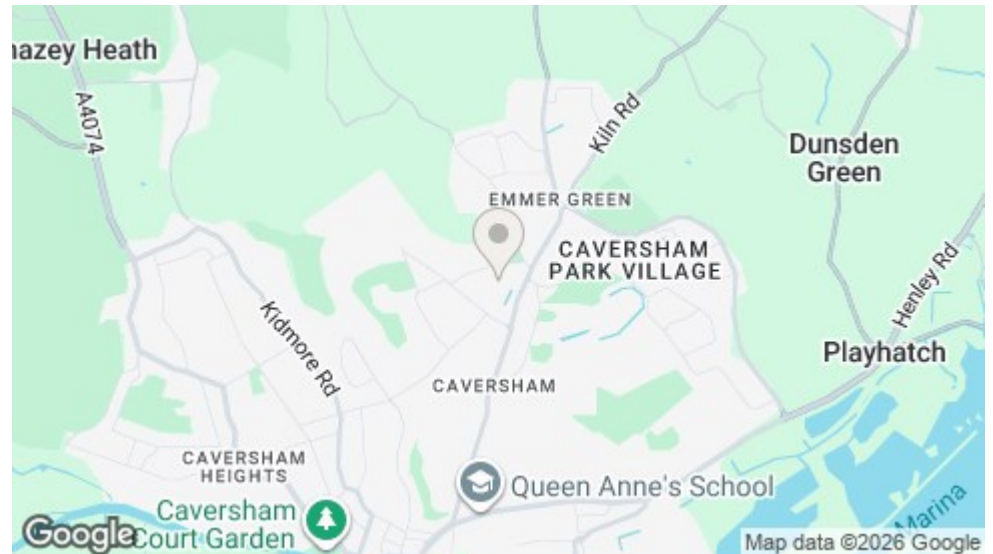
- Beautifully presented
- Circa 2000 square feet
- Walking distance of primary and secondary schools
- Close to local amenities
- 24ft kitchen/dining room
- Four bedrooms
- En-suite
- Private rear garden

 4
  2
  3
  C

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**Approximate Gross Internal Area 2038 sq ft - 190 sq m
(Including Outbuilding)**

Ground Floor Area 893 sq ft – 83 sq m

First Floor Area 708 sq ft – 66 sq m

Second Floor Area 353 sq ft – 33 sq m

Outbuilding Area 84 sq ft – 8 sq m



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.



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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