

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**PEPPARD ROAD, EMMER GREEN
READING, RG4 8XG**

£799,950

A beautifully maintained detached home benefiting from a large two storey extension offering spacious and versatile accommodation, including four double bedrooms and two ensuite shower rooms. The property provides superb family living space with a 28ft living/dining room and generous 19ft kitchen/breakfast room. A garage conversion provides additional space and could easily be adapted for use as a home office. Further benefits include garage & west facing rear garden

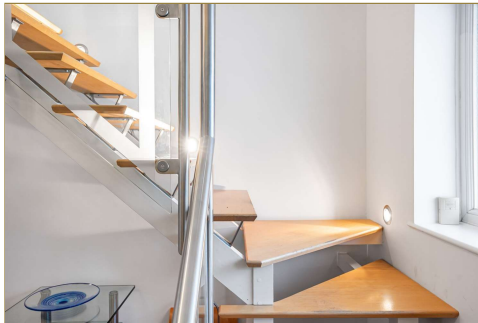
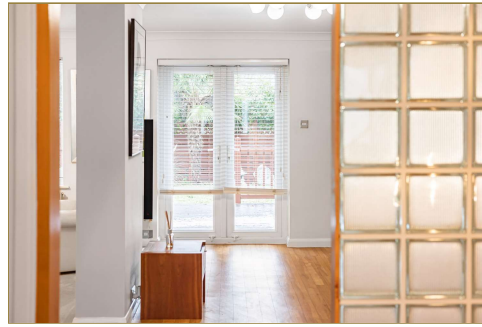
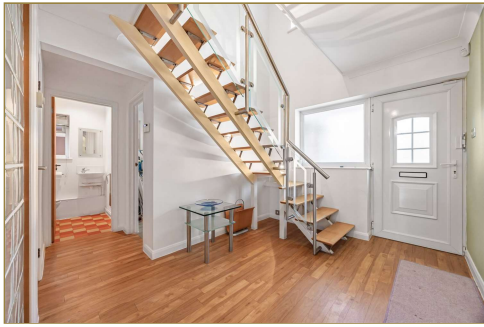
No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB

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ENTRANCE HALL

Front aspect, stairs to first floor, storage cupboard



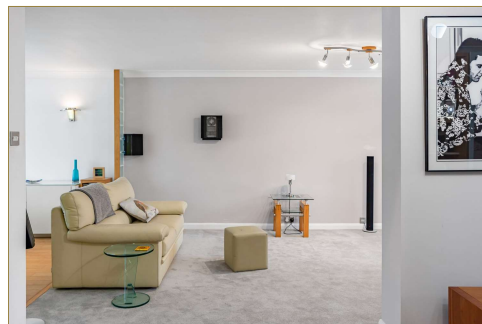
CLOAKROOM

Two piece suite fitted to comprise; W.C., wash hand basin, chrome towel radiator, side aspect



EXTENDED FAMILY/DINING ROOM

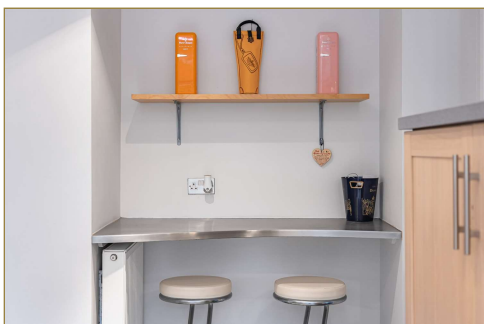
Excellent family sized entertaining room (approx. 28ft x 20ft), front and rear aspect with large double doors to rear garden. Fitted with new carpet and wooden flooring, two radiators, door to





KITCHEN/BREAKFAST ROOM

Well fitted with comprehensive range of worktops, cupboards and drawers, fitted double oven with extractor hood over, feature lighting, large rear aspect window, side door to outside. Integrated fridge/freezer and dishwasher, breakfast bar, radiator



UTILITY ROOM

Originally the garage, this room is currently set as a large utility room but can easily be converted or separated, subject to possible planning conditions, to create an office/playroom etc.

**STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING**

With steel balustrade and glass panels, access to loft, storage cupboard

**BEDROOM ONE**

Rear aspect, super 17ft room, range of wardrobes, hardwood flooring, radiator, spotlights, door to

**ENSUITE SHOWER ROOM**

Three piece suite comprising; large walk in double width shower, fitted wash hand basin with cupboards below, W.C., rear aspect



BEDROOM TWO

Rear aspect, radiator, door to



ENSUITE SHOWER ROOM

Three piece suite comprising; shower cubicle, pedestal wash hand basin, W.C., towel radiator



BEDROOM THREE

Front aspect, radiator



BEDROOM FOUR

Side aspect, radiator, storage cupboard, laminate flooring



BATHROOM

Three piece suite comprising; panelled bath, fitted W.C., fitted wash hand basin with accompanying vanity space and storage, spotlights, towel radiator



REAR GARDEN

Fully enclosed and well screened south-west facing garden with lawned area and delightful raised decking area

**OUTSIDE**

Paved driveway leading to garage, open plan lawned garden

DIRECTIONS

Proceed north up Prospect Street and fork left at the traffic lights onto Peppard Road, continue to Emmer Green passing the shops on the right hand side where the property can be found on the left

PLEASE NOTE

A selection of the photos included within these property details have been digitally staged to enhance viewing perspective

TENURE

Freehold

SCHOOL CATCHMENT

Emmer Green Primary School

Highdown School and Sixth Form Centre

COUNCIL TAX

Band F

FREE MORTGAGE ADVICE

We are pleased to be able to offer the services of an Independent Mortgage Adviser who can access over 2,500 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/8536-7829-8500-0076-7206>

FLOOR PLAN

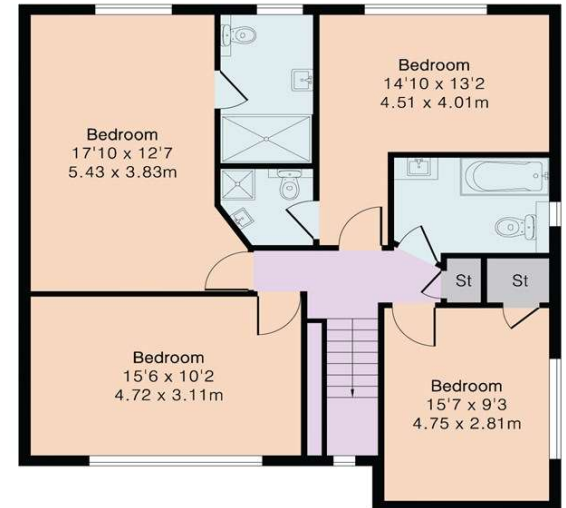
These floor plans are for guidance purposes only and are not to scale

**Approximate Gross Internal Area 1792 sq ft - 166 sq m
(Excluding Garage)**

Ground Floor Area 926 sq ft – 86 sq m

First Floor Area 866 sq ft – 80 sq m

Garage Area 149 sq ft – 14 sq m



LOCATION

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

