



Gravel Hill, Emmer Green, Reading, RG4 8QJ

£975,000

Walmsley

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Beautifully presented and extended, this substantial detached residence occupies a desirable position on a leafy lane in Emmer Green, enjoying a semi-rural feel while remaining conveniently close to local amenities. The well-appointed accommodation comprises entrance porch, entrance hall, leading to an impressive 19ft living room featuring attractive parquet flooring and a wood-burning stove. Further ground-floor highlights include a VVC and a stunning 23ft open-plan kitchen/dining room, fitted with modern units and ideal for family living and entertaining. A separate utility room provides additional practicality. Upstairs, the property offers four generous double bedrooms, a contemporary family bathroom with a shower, and a separate first-floor VVC. Externally, the home benefits from a well-maintained and private rear garden, complete with a large patio area perfect for outdoor dining, along with convenient side access. To the front, there is off-road parking for multiple vehicles, an EV charging point, and a garage. Additional features include UPVC double glazing and gas central heating throughout.

Gravel Hill is ideally located approximately 1.2 miles from Caversham Centre and around 2 miles from Reading mainline station, which offers fast services to London Paddington (approximately 25 minutes) as well as Elizabeth Line (Crossrail) connections. The property is within easy walking distance of local shops, primary schools, and the highly regarded Highdown School and Sixth Form College.

EPC Rating: D

Council Tax Band: G

Tenure - Freehold





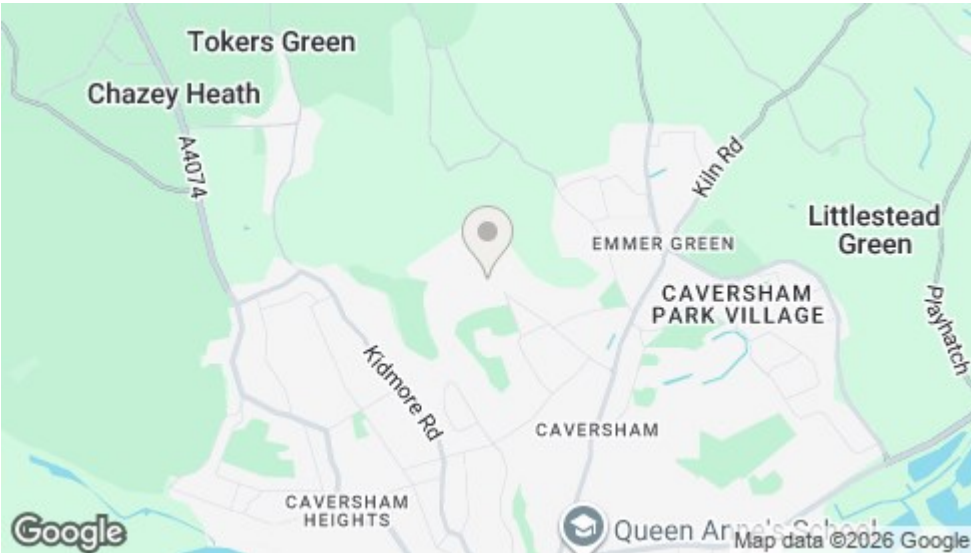
- Detached
- Extended
- Private rear garden
- Four double bedrooms
- Close to schools and amenities
- 23ft kitchen/dining room
- 19ft living room
- Parquet flooring

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**Approximate Gross Internal Area 2101 sq ft - 195 sq m
(Including Garage)**

Ground Floor Area 1297 sq ft – 120 sq m

First Floor Area 804 sq ft – 75 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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