

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**ROTHERFIELD WAY, EMMER GREEN
READING, RG4 8PL**

£465,000

A popular three bedroom semi detached home offering an additional second reception room/home office with a 20ft living room, fitted kitchen, ample off road parking and good size rear garden. Approx. half a mile to Emmer Green shops and a 15 minute walk to Caversham centre. No onward chain.

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

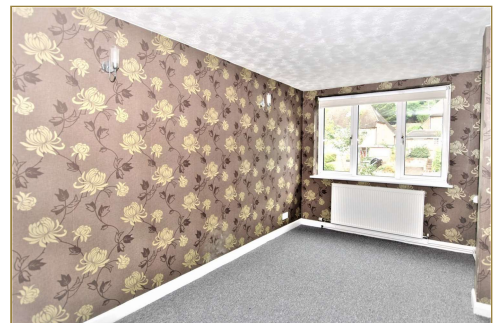
With stairs to first floor

LIVING ROOM

Excellent sized room with feature fireplace, two radiators, front aspect window with French doors to rear garden and door to kitchen

**SITTING ROOM**

Front aspect room, uPVC double glazed window and radiator

**KITCHEN**

Refitted with an excellent range of units, worktops and integrated appliances including dishwasher, Bosch double oven and microwave, "Franke" double bowled sink, rear aspect windows, three further storage cupboards, tiled floor and door to rear garden

BEDROOM ONE

Front aspect, radiator, range of fitted wardrobes with matching dressing table



BEDROOM TWO

Rear aspect overlooking rear garden, radiator, double wardrobe



BEDROOM THREE

Rear aspect, radiator



BATHROOM

Fitted to comprise: panelled bath with independent wall mounted shower, wash hand basin, W.C., radiator



SEPERATE W.C.

Separate second W.C. fully tiled, radiator, window

OUTSIDE

Attractive rear garden with two principle lawned areas, enclosed with hedging and trees. To the front is a driveway offering parking for several cars, side access gate

**DIRECTIONS**

Leave the centre of Caversham via Hemdean Road, at the mini roundabout turn right into Rotherfield Way where the property will be found on the right hand side

SCHOOL CATCHMENT

The Hill Primary School
Highdown School and Sixth Form Centre

COUNCIL TAX

Band D

FREE MORTGAGE ADVICE

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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/9683-3019-5208-4262-4204>