

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



**ERIC AVENUE, EMMER GREEN  
READING, RG4 8QU**

**£875,000**

An extended four bedroom detached family home with three reception rooms, a fine 18ft kitchen/breakfast room and an ensuite bathroom to the master bedroom. Occupying wide and level established gardens in a favoured cul-de-sac with easy access to both Emmer Green Primary and Highdown Secondary Schools with garage and plenty of parking. Over 2000sqft of accommodation

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**

Large block paved covered entrance porch and front door to

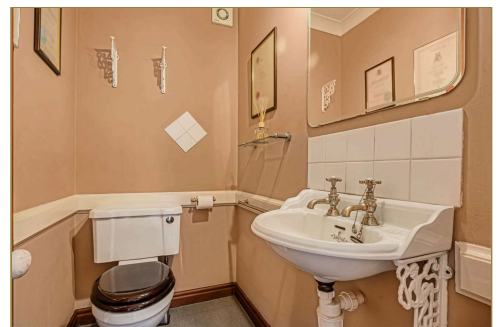
## **SPACIOUS RECEPTION HALL**

With front aspect double glazed window, two radiators, triple built in cloaks cupboard, oak style flooring, staircase to first floor and understairs alcove



## **CLOAKROOM**

With W.C., wash hand basin and extractor



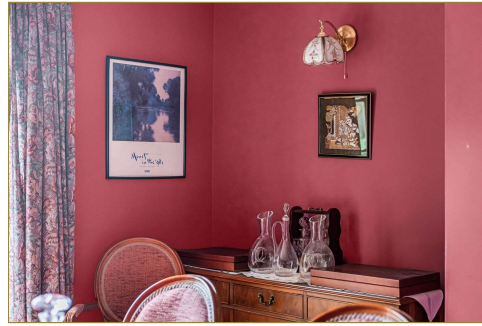
### **LIVING ROOM**

Spacious front to rear room, dual aspect with front double glazed window and rear French doors to garden, with block flooring, two radiators, raised fireplace with brick surround and log burner



### **DINING ROOM**

Entered via double doors with rear aspect French doors to garden, radiator, oak style flooring, serving-hatch from kitchen



### **FAMILY ROOM/STUDY**

With front aspect double glazed window, radiator, wood block flooring



**KITCHEN/BREAKFAST ROOM**

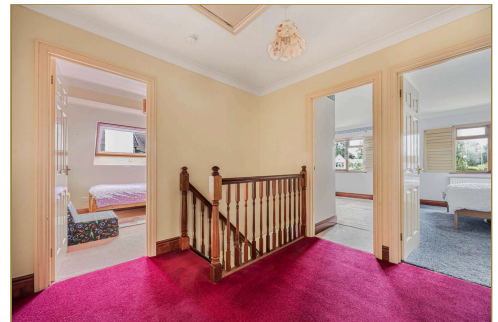
L-shaped and well fitted comprising single drainer one and a half bowl non-scratch sink unit with mixer tap and cupboards under, further extensive range of both floor standing and wall mounted eye level units with Quartz work surfaces. Inset four ring induction hob with fitted extractor and split level double oven, integrated dishwasher and fridge plus wine cooler, peninsular breakfast bar with matching Quartz work surface, radiator. Leading round to

**UTILITY AREA**

With plumbing for washing machine and tumble dryer space, further base and eye level units and space for fridge/freezer, useful floor to ceiling fitted cupboard. Rear aspect double glazed windows and kitchen side stable door, radiator, tiled floor

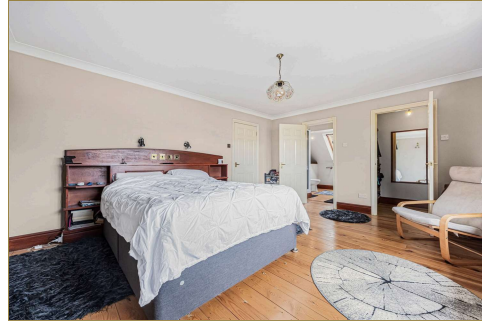
**STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING**

With access to loft space above



**BEDROOM ONE/MASTER SUITE**

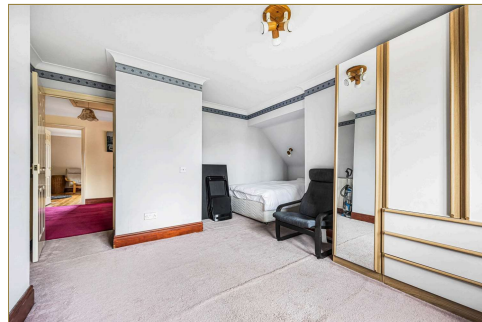
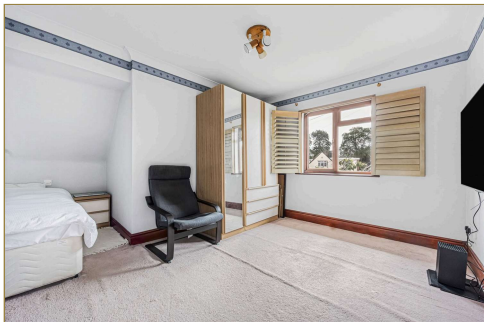
Main bedroom with rear aspect bow window and useful alcove, further walk-in wardrobe/dressing area plus

**EN SUITE SHOWER ROOM**

Comprising fully tiled shower, inset wash hand basin with cupboard space below and W.C. Side aspect double glazed Velux window, heated towel rail

**BEDROOM TWO**

With front aspect double glazed windows with internal shutters, radiator, built in overstairs wardrobe

**BEDROOM THREE**

With front aspect double glazed window, radiator



**BEDROOM FOUR**

With side aspect Velux window, radiator

**FAMILY BATHROOM**

Suite comprising twin grip panelled bath with independent shower, curtain and rail, twin his and hers wash hand basins with cupboard space below, W.C., with walk in airing cupboard with hot water tank and slatted shelving, side Velux window and heated towel rail

**REAR GARDEN**

At the rear of the property is a delightful garden predominately laid to lawn with a vast array of interspersed and bordering shrubs, evergreens and mature trees while enclosed by brick walls and timber fencing. Side access either side of the property via secure gates, with timber tool shed and adjacent potting shed. Block paved patio surrounding the property and side access to garage. The gardens extend approximately 60ft with a width of approximately 70ft. with a general easterly aspect. Outside water tap



### **OUTSIDE**

The front of the property is entered via a block paved driveway providing parking for four vehicles leading to



### **ATTACHED GARAGE**

With electrically operated roller door, power and light

### **FRONT GARDEN**

With timber enclosure, various shrubs and maturing evergreens



### **DIRECTIONS**

From central Caversham proceed north up Prospect Street, at the traffic lights fork left into Peppard Road continue into Buckingham Drive, at the roundabout turn left into Evesham Road continuing to St. Barnabas Road, over the mini roundabout into Highdown Hill Road turning right into Eric Avenue

### **TENURE**

Freehold

### **SCHOOL CATCHMENT**

Emmer Green Primary School  
Highdown School and Sixth Form Centre

### **COUNCIL TAX**

Band G

### **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

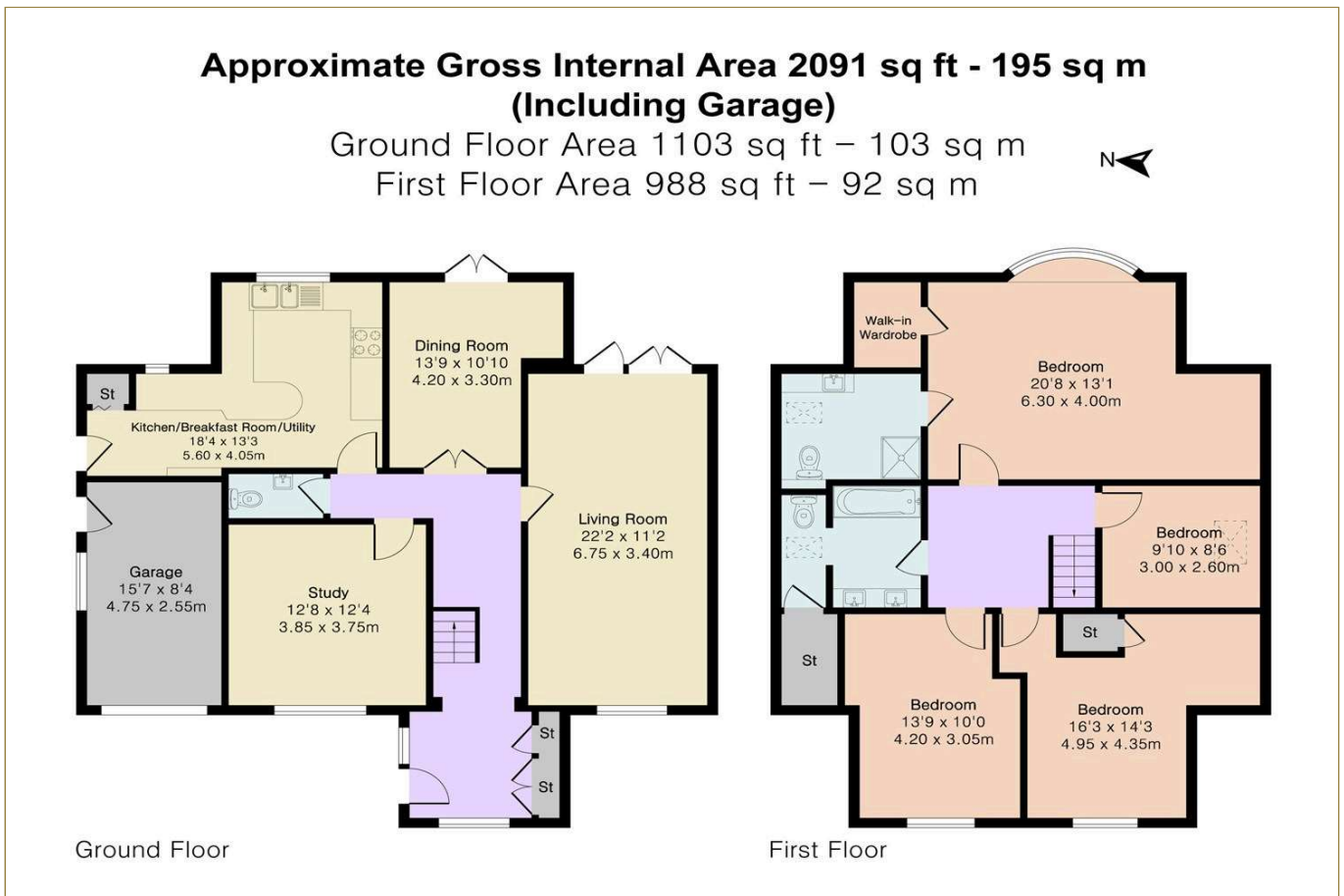
### **ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**

Energy Rating 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/0340-2793-2650-2826-8265>

### FLOOR PLAN

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



**LOCATION**

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

