



**Highdown Avenue
Emmer Green, RG4 8QT**

£695,000

Set on a popular and attractive private road, this extended semi-detached family home is arranged over three floors with beautiful views of the local countryside from the master bedroom. Situated just a few hundred yards from the open fields of South Oxfordshire, with easy access to Caversham, the property is within the catchment area for Emmer Green Primary School.

The accommodation comprises a large living/dining room, extended kitchen and utility room on the ground floor; three bedrooms and a modern bathroom on the first floor; and a spacious bedroom with en-suite bathroom on the second floor. The property also benefits from a large garden, garage and a good amount of driveway parking. Call now to arrange a viewing and appreciate the space on offer.

Highdown Avenue, RG4 8QT

- Well presented semi detached house on a private road
- Four good sized bedrooms
- Larger than average single garage
- Good access to public transport
- Council Tax Band D
- Two reception rooms
- Extended modern and stylish open plan kitchen / diner
- Peaceful and private garden
- Two modern and well appointed bathrooms
- EPC rating D

Entrance Hall



A spacious and welcoming tiled entrance hall with doors to living room and utility room, stairs to first floor and understairs storage.

Living room

13'8" x 11'11" (4.17 x 3.65)



A good sized and comfortable living room with attractive wooden flooring, open fireplace, bay window to the front of the property and open to the dining area.

Dining area

11'2" x 11'5" (3.41 x 3.48)



A good sized dining area with the same wooden flooring as the living room and arch to the kitchen.

Kitchen

17'2" x 11'9" (5.25 x 3.6)



A modern and well appointed kitchen with wooden floors. There is space for a large, range style oven and hob along with the washing machine and an extractor built in with window and patio doors overlooking the garden and two good sized skylights providing lots of natural light.

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Utility Room

8'2" x 6'9" (2.49 x 2.06)



A good sized utility room with tiled floor, window to the side and space for washing machine, tumble drier and a large, American style fridge freezer.

Landing



Carpeted landing with window to the side of the property and doors to the bedrooms, bathroom and stairs to second floor.

Bedroom two

13'7" x 10'11" (4.15 x 3.35)



A spacious, carpeted double bedroom with a bay window providing views to the front of the property.

Bedroom three

11'2" x 10'11" (3.42 x 3.35)



A good sized double bedroom with a large window giving views of the garden.

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Bedroom four

7'0" x 7'0" (2.15 x 2.15)



A carpeted, single room with views to the front of the property.

Bathroom

6'6" x 5'6" (2 x 1.7)



A good sized bathroom with tiled floor, bath with shower, sink and heated towel rail.

WC



Separate WC

Bedroom one

17'0" x 13'7" (5.2 x 4.15)



A very large, double bedroom encompassing the majority of the second floor with good views over the garden, a skylight for additional natural light and plenty of eaves storage.

Ensuite

8'10" x 6'4" (2.7 x 1.95)



A stylish and modern ensuite shower room with shower, wc, sink, heated towel rail and window to the garden.

Garden



A private and peaceful garden, mostly laid to lawn with a good sized patio, pond and mature fruit trees. The garden also gives side access to the front of the property.

Garage

24'8" x 8'7" (7.52 x 2.64)

Longer than average single garage with side door to the garden.

Private Road

Highdown Avenue is a private road and there is an annual contribution to maintenance of £100. This is administered by Highdown Avenue Management Association Ltd.

Services

Water. Mains

Drainage. Mains

Electricity. Mains

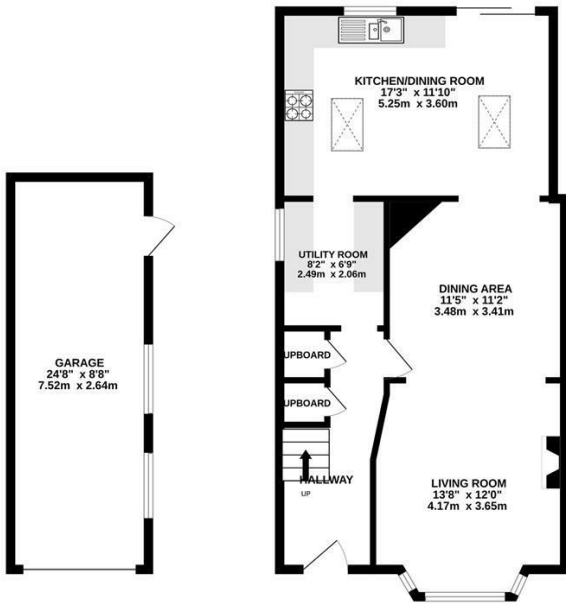
Heating. Gas

Mobile phone. The vendor is not aware of any specific restricted mobile phone coverage

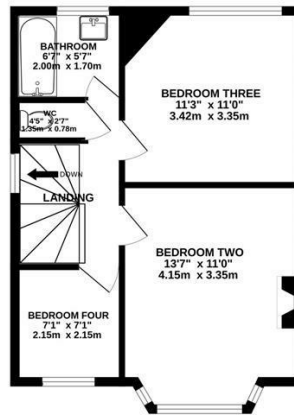
Broadband. Ultrafast, information obtained from Ofcom

Appliances: All untested

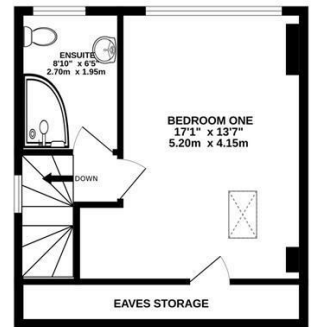
GROUND FLOOR
839 sq.ft. (77.9 sq.m.) approx.



1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



2ND FLOOR
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 1609 sq.ft. (149.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
Current		Potential	
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

