

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



PEPPARD ROAD, EMMER GREEN READING, RG4 8XG

£825,000

A beautifully maintained home benefiting from a large two storey extension offering spacious and versatile accommodation, including four double bedrooms, two ensuite shower rooms, 28ft living/dining room and 19ft kitchen/breakfast room. A garage conversion provides flexible additional space easily adapted for use as a home office. West facing rear garden and no onward chain

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

T 0118 946 1800 W www.farmeranddyer.com

E info@farmeranddyer.com

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

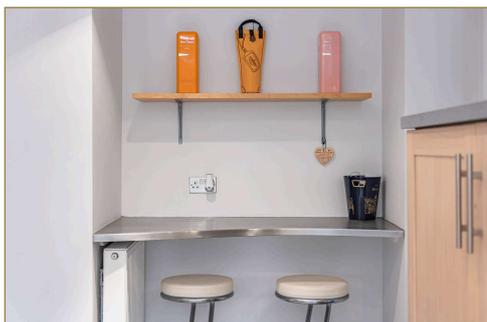
Excellent family sized entertaining room (approx. 28ft x 20ft), front and rear aspect with large double doors to rear garden. Fitted with new carpet and wooden flooring, two radiators, door to





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

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.

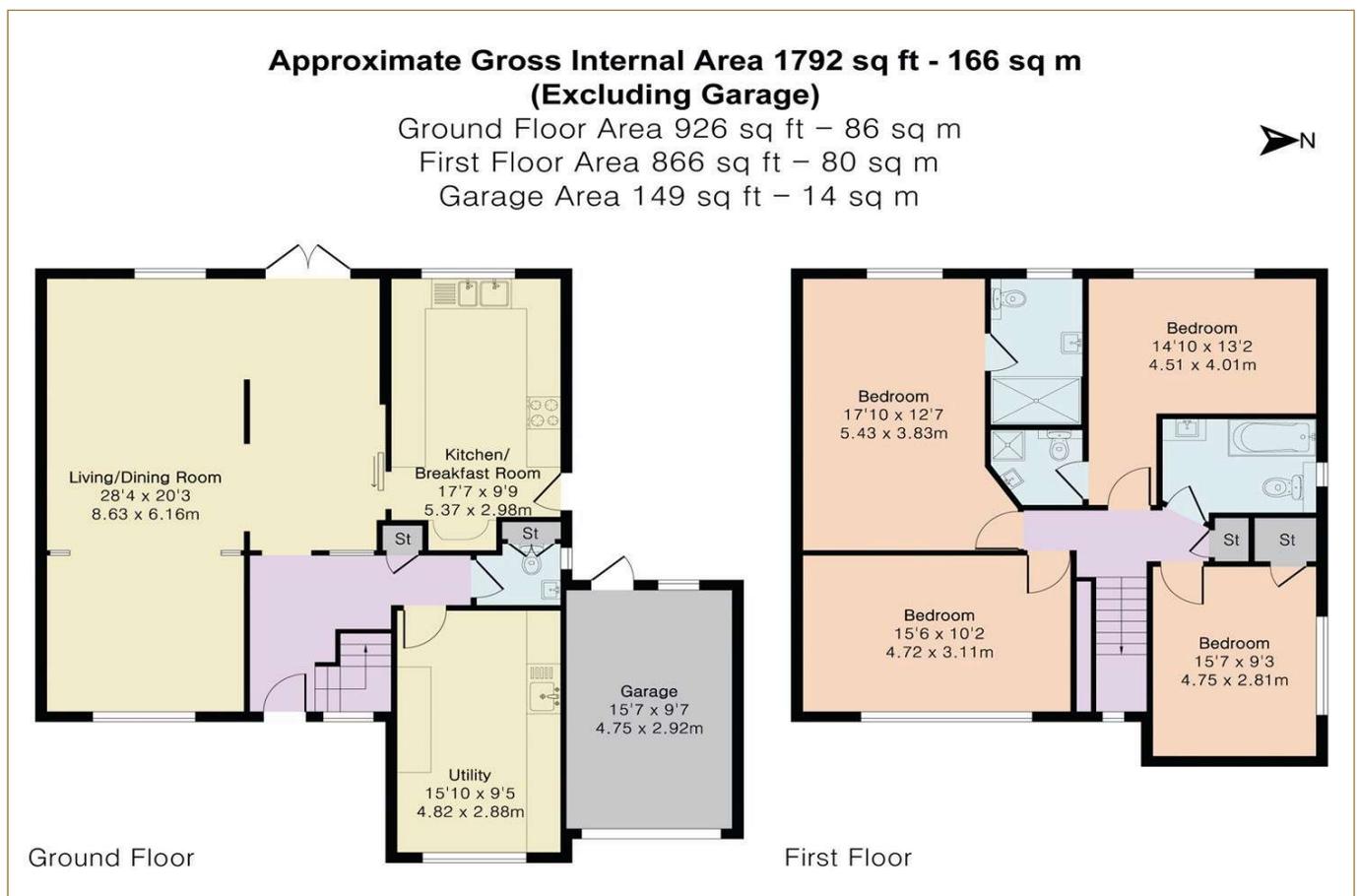
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

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



LOCATION

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

