

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



BUCKINGHAM DRIVE, EMMER GREEN READING, RG4 8RY

£575,000

A well presented 1950's three bedroom semi detached benefiting from a two storey side extension offering a further reception room or fourth bedroom with ensuite shower room. Includes 23ft living/dining room opening through to fitted kitchen. Convenient location only 5 minutes to The Hill Primary. No onward chain

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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.

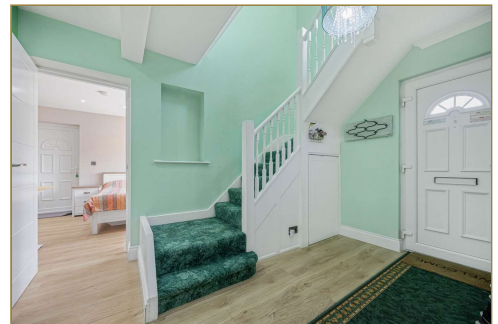
The area benefits from its own shopping precinct and post office, while its well regarded schools include The Hill Primary School, Emmer Green Primary School and Highdown School & Sixth Form Centre. Emmer Green's northern boundary adjoins the picturesque South Oxfordshire countryside, providing easy 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

Porcelain tiled floor, stairs to first floor, understairs cupboard

**LIVING/DINING ROOM**

Front aspect bay window, large vertical radiator, space for dining table and chairs, rear double doors leading to rear garden, laminate flooring, further large vertical radiator



Opening through to

KITCHEN

Excellent sized room, well fitted to comprise: worktops with a good range of cupboards and drawers, integrated electric double oven, electric hob with extractor hood over, integrated washing machine and dishwasher, integrated fridge/freezer, Harvey water softener and drinking water filter. Large rear aspect window, spotlights, laminate flooring

HOME OFFICE/BEDROOM FOUR

13ft room available for a variety of uses office/ playroom, guest suite etc. Front aspect and further door to the side, spotlights, porcelain floor tiles and underfloor heating



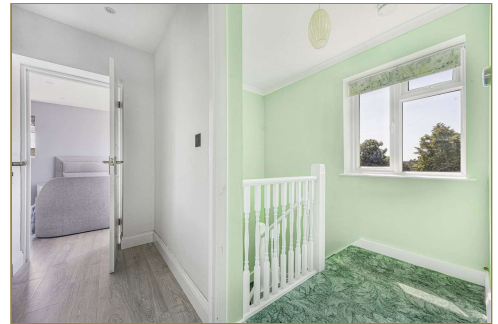
Door to

ENSUITE SHOWER ROOM

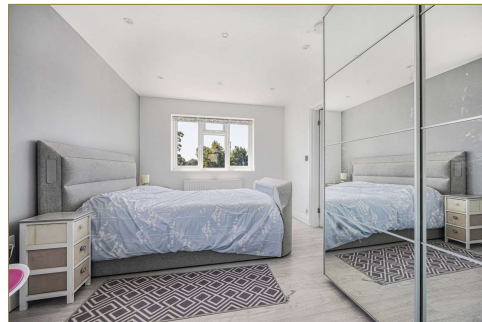
Recently fitted three piece suite comprising: shower cubicle, W.C. with temperature controlled toilet shower, fitted wash hand basin with cupboard below, porcelain floor tiles and ceramic wall tiles, rear aspect

**STAIRCASE TO FIRST FLOOR LANDING**

Front aspect, hatch to fully boarded loft with a folding fitted loft ladder providing excellent storage space. Courtesy lighting and access to hot water cylinder with thermostat

**BEDROOM ONE**

This is formed from the extension and measures 13ft, front and side aspect windows, radiator, laminate flooring, spotlights



Door to

EN SUITE SHOWER ROOM

Recently fitted three piece suite comprising: shower cubicle, W.C. with temperature controlled toilet shower, fitted wash hand basin with cupboard below, porcelain floor tiles and ceramic wall tiles, rear aspect

BEDROOM TWO

Front aspect bay window, radiator, storage/wardrobe, laminate floor



BEDROOM THREE

Rear aspect, radiator, laminate flooring, two storage cupboards



FAMILY BATHROOM

Well fitted with shower/bath and two screen deflectors, W.C. with temperature controlled toilet shower, fitted vanity comprising stand alone wash hand basin with drawers under and heated mirror above, porcelain tiled walls and Quartz tiled floor



REAR GARDEN

At the rear of the property is a lawned garden with patio area, paved walkway, outbuilding storage and side access gate



**FRONT GARDEN**

To the front of the property is a large, enclosed lawned garden with access to the side and to the garage

**NOTE**

- *Solar panels - the property has 14 solar panels that were fitted in 2016 and have a 25 year warranty, helping to reduce household gas and electricity bills
- *Gas boiler & hot water cylinder fitted 2021
- *Outside exterior - Webrend scratch coat render which gives the same appearance as a traditional sand and cement render and resists the penetration of external water, with excellent weather resistance and durability, whilst allowing the structure to breathe. This was done in 2021 and has a 10 year warranty.
- *Yale smart front door remote locking system with Ring doorbell external security
- *Fitted water softener

DIRECTIONS

From central Caversham proceed north up Prospect Street at traffic lights fork left into Peppard Road, continuing into Buckingham Drive and at the roundabout turn left into Evesham Road then left into Marshland Square, take first exit at the mini roundabout where the property can be found on the left hand side

TENURE

Freehold

SCHOOL CATCHMENT

The Hill Primary School
Highdown School and Sixth Form Centre

COUNCIL TAX

Band D

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/0320-2657-1630-2106-4425>

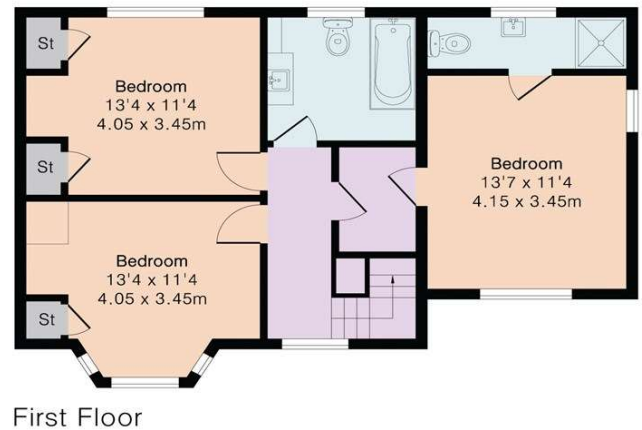
FLOOR PLAN

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

Approximate Gross Internal Area 1354 sq ft - 126 sq m

Ground Floor Area 677 sq ft – 63 sq m

First Floor Area 677 sq ft – 63 sq m



LOCATION

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

