

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



STUART CLOSE, EMMER GREEN READING, RG4 8RF

£525,000

A four bedroom detached family home peacefully located in a quite cul-de-sac in the heart of Emmer Green, just a short distance from both Emmer Green Primary and Highdown Secondary Schools, local shops and bus stops. With large living room and separate study/bedroom five and fitted kitchen. With enclosed secluded garden, garage and parking. No 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

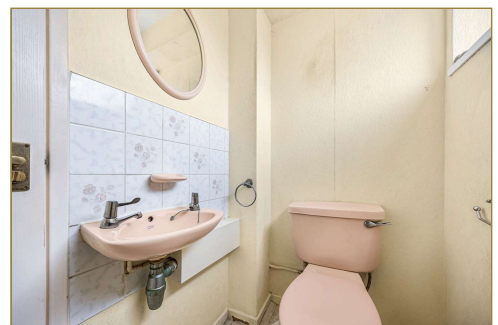
Covered entrance porch and uPVC front door to

**RECEPTION HALL**

With staircase to first floor, radiator, oak style flooring

CLOAKROOM

With W.C., wash hand basin, radiator and front aspect obscure double glazed window



LIVING ROOM/DINING ROOM

Large open room with understairs storage cupboard, two radiators, central fire place with coal affect real flame gas fire with display plinth and mantel over. Rear aspect double glazed window and matching double glazed French doors to garden, serving hatch to kitchen and oak style flooring



Door to

STUDY/BEDROOM FIVE

With rear aspect double glazed window, radiator, oak style flooring and internal access to garage

**FITTED KITCHEN**

Comprising single drainer stainless steel sink unit with mixer tap and cupboards under, further range of both floor standing and wall mounted eye level units with laminated work surfaces and tiled surrounds. Gas cooker, washing machine and dishwasher, integrated fridge and neatly fitted gas boiler. Front aspect double glazed window

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

With side aspect double glazed window, built in airing cupboard housing hot water tank with slatted shelving above



BEDROOM ONE

With rear aspect double glazed window, radiator, fitted triple wardrobe

**BEDROOM TWO**

With front aspect double glazed window, radiator, fitted double wardrobe, dressing table and shelving

**BEDROOM THREE**

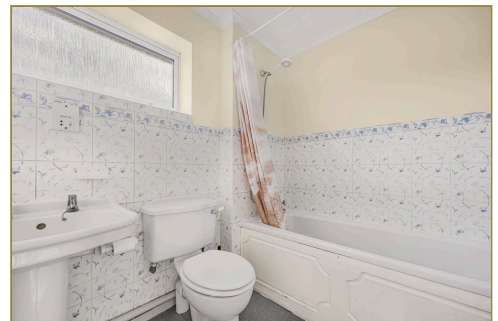
With rear aspect double glazed window, radiator, built in wardrobe

**BEDROOM FOUR**

With side aspect double glazed window, radiator

**BATHROOM**

Comprising panelled bath with wash hand basin, W.C., radiator, contrasting tiled surrounds and side aspect obscure double glazed window



REAR GARDEN

To the rear of the property is a south easterly facing garden predominately laid to lawn with paved patio area adjacent to the property and a mixture of brick retained wall and timber fenced enclosures. Extending approximately 40ft. with good seclusion

**OUTSIDE**

The front of the property is entered via concrete drive leading to

**GARAGE**

With up and over door, power and light with additional pedestrian access

FRONT GARDEN

Is open plan and laid to lawn with off road parking space

DIRECTIONS

Leave Caversham centre via Peppard Road, continue into Emmer Green and at the roundabout turn left into Evesham Road and left into Stuart Close, bear first left where a row of houses will be found on the right hand side

TENURE

Freehold

SCHOOL CATCHMENT

Emmer Green Primary School

Highdown Secondary School

COUNCIL TAX

Band E

ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Energy Rating D

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/0839-2827-5000-0875-4222>

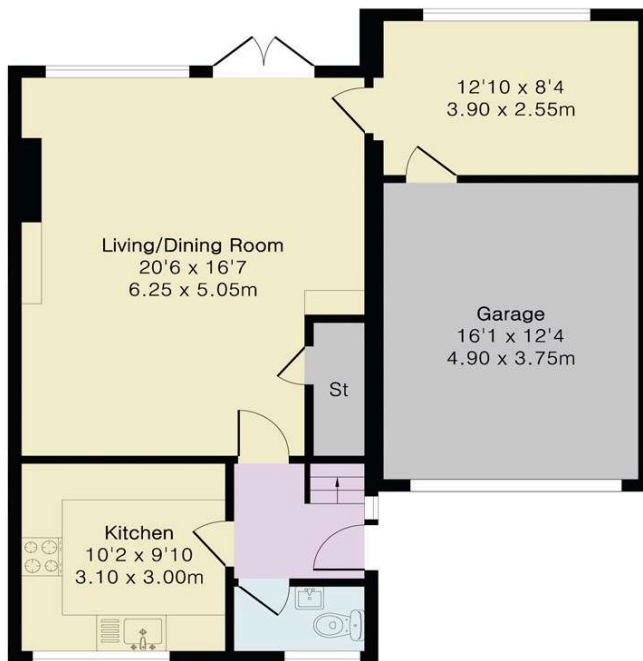
FLOOR PLAN

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

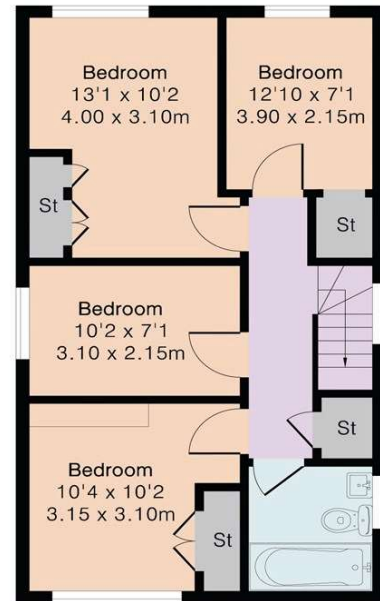
**Approximate Gross Internal Area 1358 sq ft - 126 sq m
(Including Garage)**

Ground Floor Area 843 sq ft – 78 sq m

First Floor Area 515 sq ft – 48 sq m



Ground Floor



First Floor

LOCATION

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

