



Surley Row, Emmer Green, Reading, RG4 8QD

£700,000

Walmsley

## Surley Row, Emmer Green, Reading, RG4 8QD

A truly immaculately presented, three bedroom detached home situated in this popular Emmer Green location. The light and spacious accommodation comprises; solid oak porch, entrance hall, living room with wood burner and strip wood floors, open plan modern kitchen/dining room with bi-fold doors, utility area, W/C, three bedrooms and refitted four piece family bathroom. Externally the property boasts a private and enclosed rear garden, side access, garage and off road parking. The property is being sold with the further benefit of no onward chain and an EV charging point.

Surley Row is ideally located just 1 mile from Caversham Centre and approximately 1.8 miles from Reading train station, which offers quick access to London Paddington (approx. 25 mins) and Crossrail services. The property is within walking distance of local amenities, primary schools, and Highdown School with Sixth Form College.

EPC - E

Council tax band - E

### Tenure - Freehold

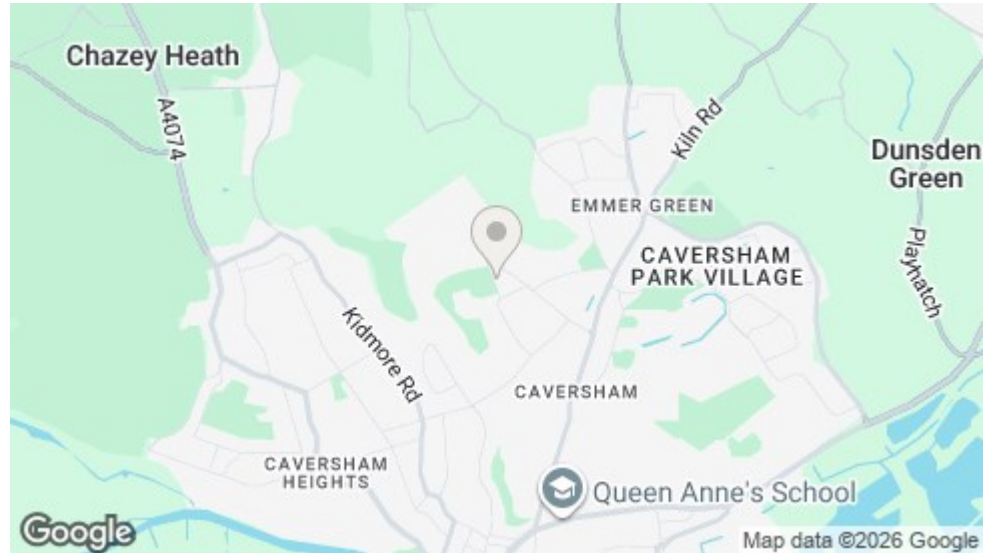




- Detached
- Potential to extend STP
- Beautifully presented
- No chain
- Refitted kitchen and bathroom
- Open plan living space
- Close to schools and amenities
- Solid oak porch and lean to

 3  1  2  E



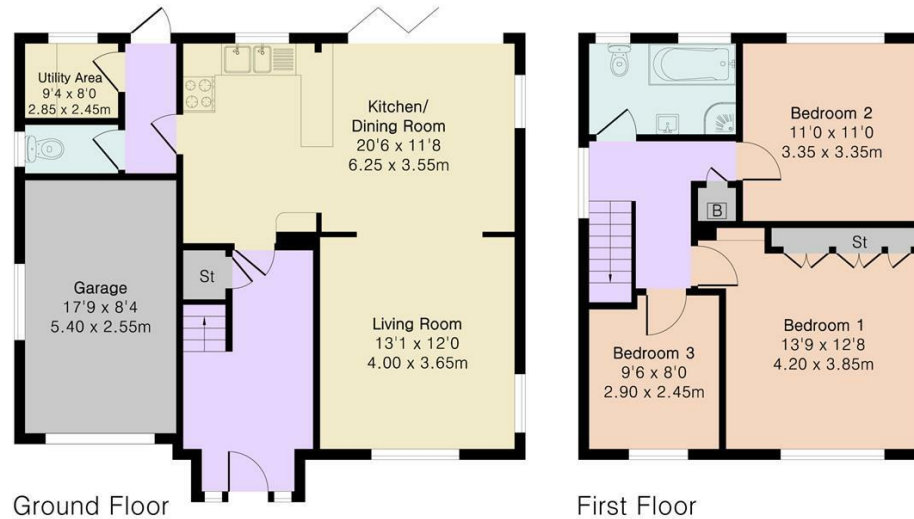


**Approximate Gross Internal Area 1269 sq ft - 119 sq m  
(Including Garage)**

Ground Floor Area 608 sq ft – 57 sq m

First Floor Area 515 sq ft – 48 sq m

Garage Area 146 sq ft – 14 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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