



Highdown Hill Road, Emmer Green, Reading, RG4 8QP

£800,000

Walmsley

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A well-presented large four bedroom detached residence, situated in this sought after, highly regarded area of Emmer Green, within walking distance of the picturesque South Oxfordshire countryside. The impressive accommodation comprises, entrance hall, living room with open fire, a large 27'5 kitchen/breakfast room with a painted, framed kitchen and wooden counter tops, toy room, additional living room, study, downstairs shower room, utility room, and an additional W/C, landing, four separate bedrooms and a separate family bathroom suite. Externally the property benefits from blocked paved driveway parking for numerous vehicles and a large enclosed rear garden with patio area.

Emmer Green is a very popular place to live, with good communication and transport links to Caversham and Reading centres (Reading mainline station within 2.5 miles with Crossrail links to London Paddington). The area is well served by local amenities, as well as parks and plenty of open green spaces.

Highdown Hill Road is conveniently located within short walking distance of the excellent rated Emmer Green primary school and Highdown Secondary and Sixth Form college. EPC rating D. Council tax rating F.

Tenure - Freehold

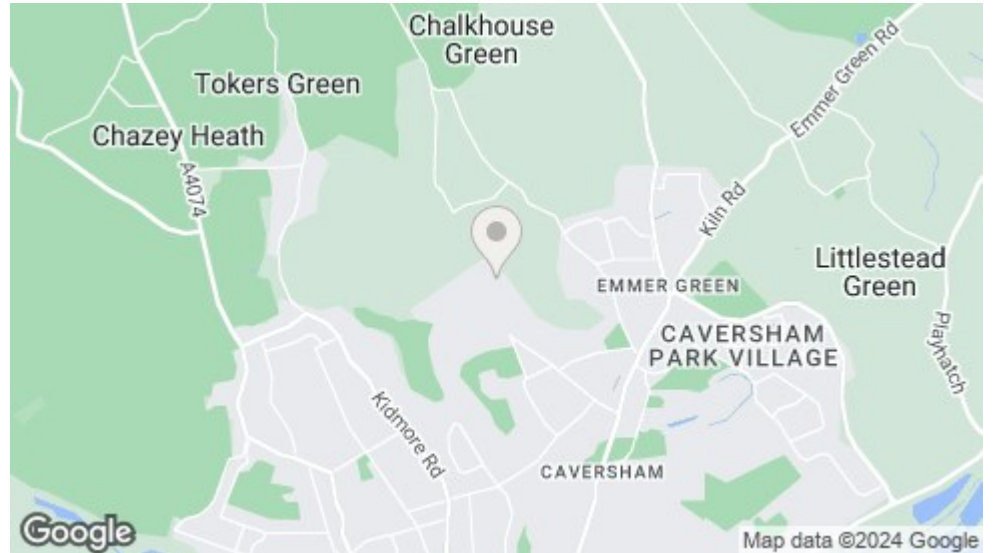




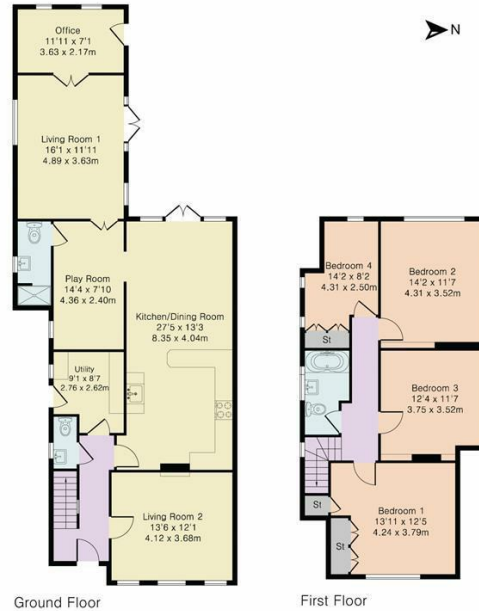
- Detached
- Well-presented, versatile accommodation
- Three reception rooms
- Four bedrooms
- Two bathrooms
- Large rear garden
- Driveway parking







Approximate Gross Internal Area 1816 sq ft – 169 sq m
 Ground Floor Area 1106 sq ft – 103 sq m
 First Floor Area 710 sq ft – 66 sq m



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 as defined by RICS code of measuring practice. No guarantee is given on 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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