



Burnham Rise, Emmer Green, Reading, RG4 8XJ

£650,000

Walmesley

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A character 1930's three bedroom semi detached property, situated on a highly sought after tree lined close within Emmer Green. The property offers considerable scope for enlargement and benefits from a larger than average plot and offers a good range of well planned family accommodation, although in need of some updating. Comprising - reception hall, sitting room, kitchen, dining room, 3 generous bedrooms and family bathroom. There is a double garage, gardeners WC and to the rear of the property is a spacious garden with mature trees, lawn and patio area. There is a good frontage with driveway parking leading to double garage. Burnham Rise is a sought after tree lined cul de sac. It is a popular place to live and convenient for Emmer Green recreational park, Emmer Green shopping precinct and schools at both primary and secondary level and doctors surgery. Bus services are close by leading to Caversham and Reading town centre. Viewing is highly recommended, no onward chain. Council tax band E. EPC Rating - D.

Tenure - Freehold





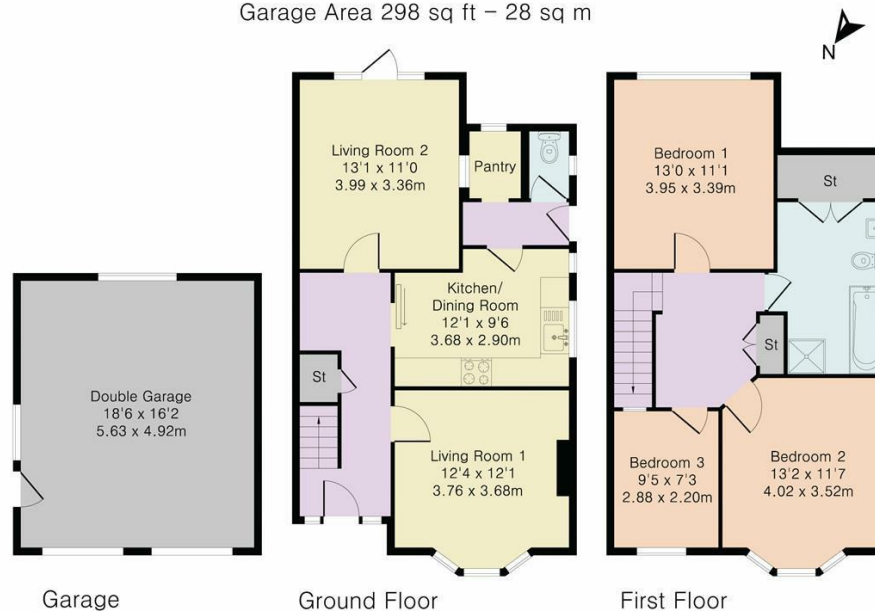
- Fabulous leafy location
- Scope for enlargement
- Large gardens
- Character property
- Double garage
- Driveway parking
- Requires updating
- Close to amenities

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Approximate Gross Internal Area 1438 sq ft – 134 sq m
 Ground Floor Area 569 sq ft – 53 sq m
 First Floor Area 571 sq ft – 53 sq m
 Garage Area 298 sq ft – 28 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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