



Burnham Rise, Emmer Green, Reading, RG4 8XJ

£755,000

Walmsley

## Burnham Rise, Emmer Green, Reading, RG4 8XJ

A beautifully presented, extended semi-detached house in popular cul-de-sac location. The light and airy accommodation comprises; entrance hall, bay-fronted sitting room, family room, openplan kitchen/dining room, utility room with WC and shower, three bedrooms and refitted bathroom with shower. Externally the property boasts a private, enclosed rear garden, side access, driveway parking and garage. Further benefits include air source heat pump and no onward chain.

Burnham Rise is well served by a range of local amenities, including a shopping precinct, highly regarded primary and secondary schools (Emmer Green Primary School and Highdown Secondary School), regular bus services, and a doctors' surgery. The South Oxfordshire countryside, offering a variety of leisure and recreational pursuits, is also easily accessible.

\*\*\*PHOTOS TAKEN PRIOR TO TENANCY\*\*\*

EPC rating - D  
Council tax band - E

## Tenure - Freehold





- Semi-detached
- Beautifully presented
- Driveway parking and garage
- Three bedrooms
- Air source heat pump
- No chain
- Cul-de-sac location
- Walking distance to local amenities

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Approximate Gross Internal Area 1590 sq ft – 148 sq m  
Ground Floor Area 1043 sq ft – 97 sq m  
First Floor Area 547 sq ft – 51 sq m



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.



9-11 Bridge Street, Caversham, Reading, RG4 8AA

Email: [cavershamsales@walmsley.co.uk](mailto:cavershamsales@walmsley.co.uk) [www.walmsley.co.uk](http://www.walmsley.co.uk)

0118 947 0511

