



Gravel Hill, Emmer Green, Reading, RG4 8QJ

£549,950

**Walmsley**

## Gravel Hill, Emmer Green, Reading, RG4 8QJ

A charming cottage-style modern property, constructed by Hicks Builders, set within an exclusive development of just six homes, tucked away off a serene country lane along the picturesque Berkshire and Oxfordshire border.

The accommodation comprises - entrance hall, cloakroom, kitchen complete with fitted hob, oven, dishwasher and breakfast bar, living room/dining room, conservatory, landing leading to three first-floor bedrooms, including en-suite to master suite and a refitted modern family bathroom suite.

Externally, the property benefits from driveway parking with a covered driveway, a garage, and a private enclosed rear garden with side access backing onto countryside. Viewing highly recommended. EPC rating C. Council tax band D. NO ONWARD CHAIN.

Nestled within the sought-after locale of Emmer Green, residents enjoy excellent connectivity to Caversham and Reading centres, with Reading mainline station merely 2.5 miles away, offering convenient Crossrail links to London Paddington. Emmer Green itself is renowned for its array of local amenities and green spaces, making it a desirable place to live. Gravel Hill is within walking distance of Emmer Green primary school and Highdown Secondary and Sixth Form college. Viewing recommended

### Tenure - Freehold

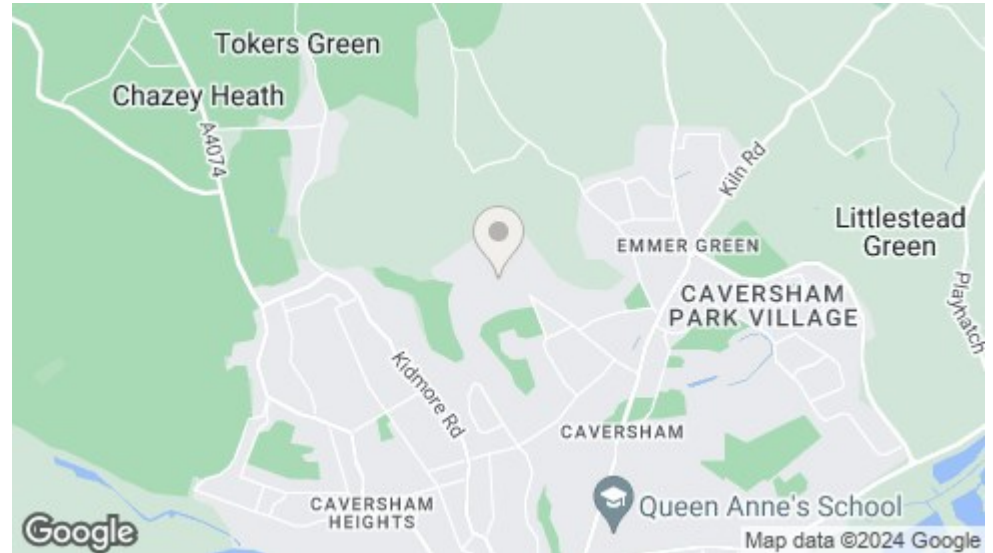




- Next to open countryside
- End of terrace
- Sought after courtyard development
- Three bedrooms
- En-suite to master
- Garage and parking
- No onward chain

 3  2  2  C





Approximate Gross Internal Area 1211 sq ft – 113 sq m  
 Ground Floor Area 568 sq ft – 53 sq m  
 First Floor Area 491 sq ft – 46 sq m  
 Garage Area 152 sq ft – 14 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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