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Martin & Pole

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ESTATE AGENTS



16 Rosehill Park, Emmer Green, Reading, RG4 8XE

Price £560,000 Freehold

16 Rosehill Park, Emmer Green, Reading, RG4 8XE



In the heart of Emmer Green, not far from Reading Golf Course and local shops.

With an approximate 70ft by 50ft rear garden, potential for extension (subject to planning) and no onward chain.

A large detached family home comprising 3 double bedrooms (2 with built in wardrobes), refitted bathroom, 2 reception rooms, kitchen/breakfast room, cloakroom, utility room, garage, driveway parking, gas radiator central heating, double glazing.

Rosehill Park is an established, small development constructed in the 1960s, of mainly detached houses and bungalows.

Many of the properties in this area have been extended and due to the size of the gardens this property offers similar potential, subject to any necessary consents.

The property is set in the school catchment for Emmer Green Primary and Highdown Secondary Schools.

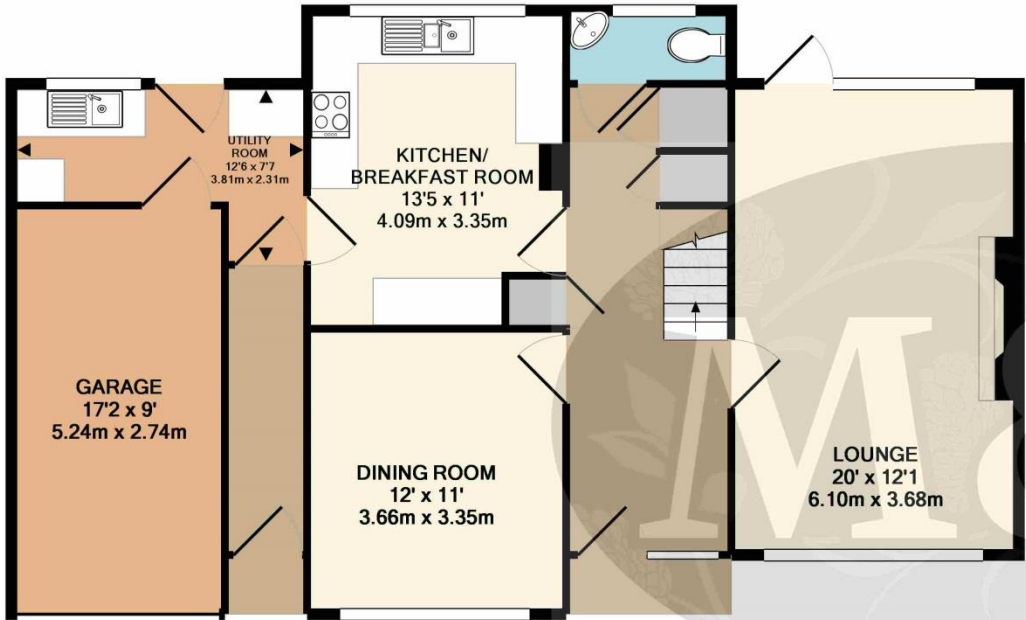
Emmer Green is a popular village lying just to the north of Caversham which offers a range of local shops and facilities.

Reading Town Centre, easily accessed by local bus services, lies just a little further where there is main line railway station with fast services to Paddington as well as services to other parts of the country.

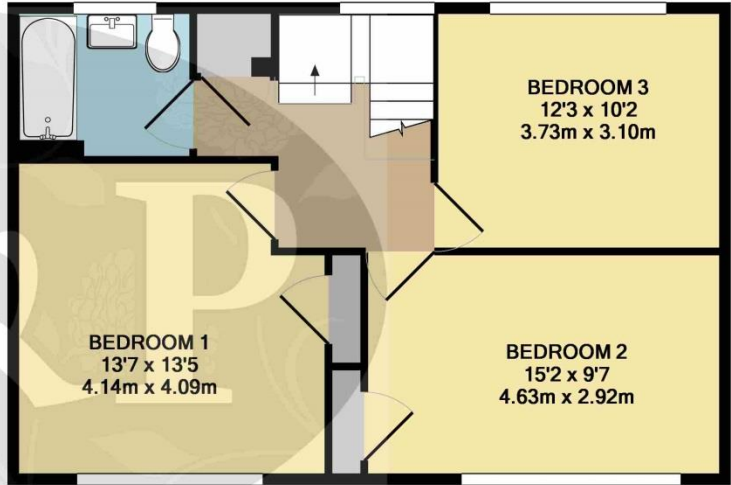
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For further information or an appointment to view please contact our Earley branch on 0118 926 4422 or earley@martinpole.co.uk



GROUND FLOOR
APPROX. FLOOR
AREA 969 SQ.FT.
(90.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 591 SQ.FT.
(54.9 SQ.M.)
TOTAL APPROX. FLOOR AREA 1560 SQ.FT. (144.9 SQ.M.)

Every attempt has been made to ensure the accuracy of the plan contained here, however measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is purely a guide for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Square footage is approximate and relates to all parts of the diagram.
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