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Martin & Pole
Established 1846

ESTATE AGENTS



11 Spinney Close, Emmer Green, Reading, RG4 8TB - Price £600,000 Freehold

A sought after location, close to good schools and with no onward chain

3 generous bedrooms, bathroom, 2 large reception rooms, beautifully fitted kitchen/ dining room, downstairs cloakroom, detached garage, driveway parking, approx. 45ft x 45ft gardens, double glazing, gas radiator central heating.



An attractive bay fronted semi-detached house constructed in the 1950s and extended and renovated more recently. Many of the houses in this area have had larger extensions, including loft conversions, so it may well be that similar potential exists for this property, subject to any necessary consents.



The property is set within a cul-de-sac on a sought after and established development. It is within the catchment of 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 a mainline railway station with fast services to Paddington as well as services to other parts of the country.

EER: C70

Council Tax: E

Floor Area (from EPC): 116 m² (1248 ft²)



For further information or an appointment to view please contact our Earley branch on:

0118 926 4422 or earley@martinpole.co.uk

IMPORTANT NOTICE RELATING TO THIS PROPERTY:

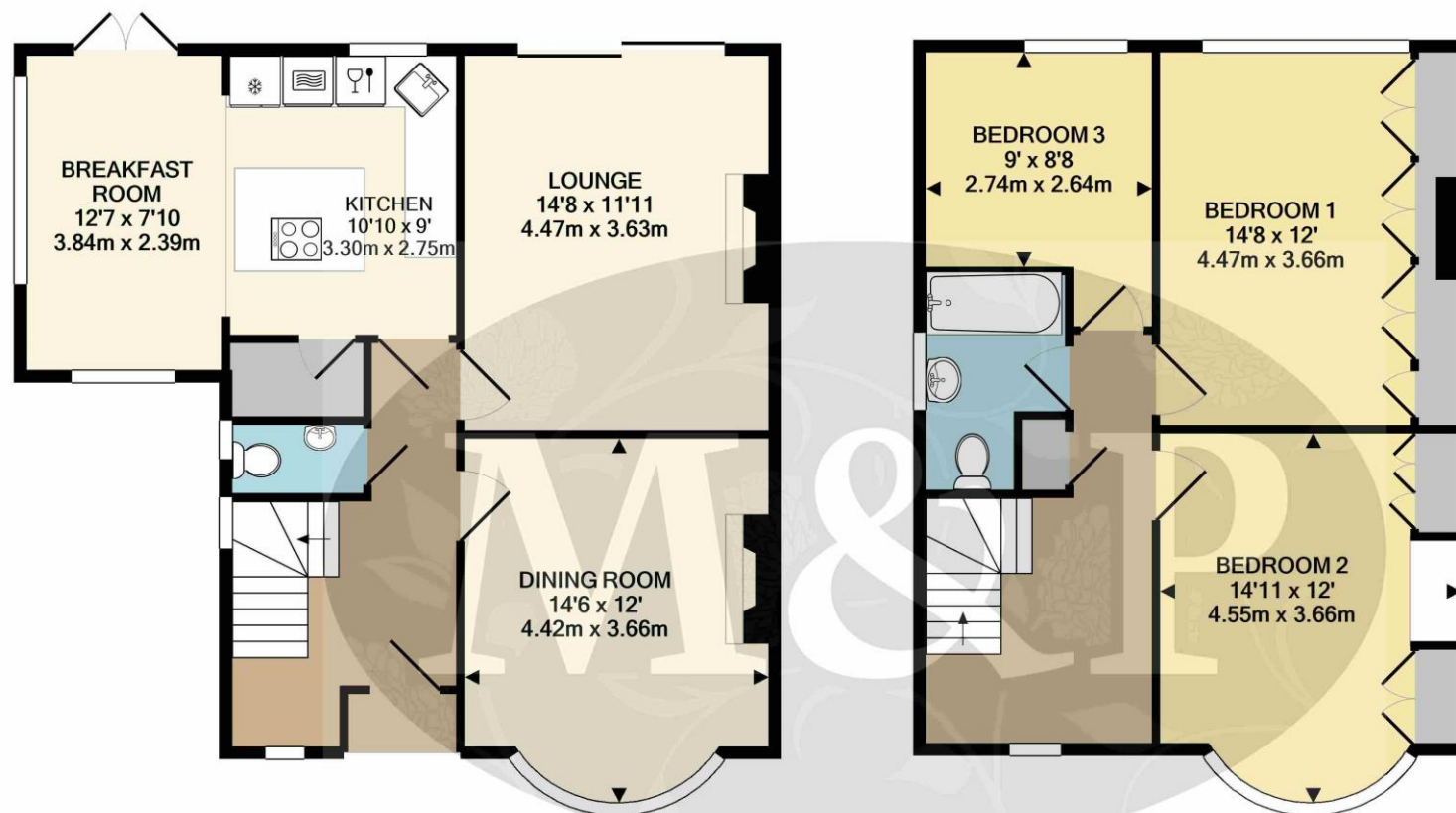
We have endeavored diligently to ensure the details of this property are accurate, however all measurements are approximate and none of the statements contained in these particulars are to be relied on as statements of fact. They do not constitute any part of an offer or contract. We have no authority to make any representation or give any warranty whatever in relation to this property. We have not tested the services, appliances or fittings referred to in the details. School catchment zones are verified as far as possible with the local authority but cannot be guaranteed and may change in the future, nor do they guarantee a place in the school. We have not checked whether any extension or alteration to the property complies with planning or building regulations. Distances are 'as the crow flies'. We recommend that each of the statements is verified and the condition of the property, services, appliances and fittings is investigated by you or your advisers before you finalise your offer to purchase or you enter a contractual commitment. 1/15/2020 1:11 PM

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This plan is a guide for illustrative purposes. Measurements of doors, windows, rooms and any other items are approximate.
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