



6, Bluebell Gardens, Emmer Green, Reading  
Berkshire, RG4 8TG

£450,000

Beville  
ESTATE AGENCY



- Sold with no onward chain
- EPC: C
- Driveway parking
- Quiet cul-de-sac location
- Approximately 2 miles from Caversham
- Excellent potential
- Private garden
- Close to countryside

A modern three bedroom home, tucked away in a peaceful cul-de-sac on the South Oxfordshire and Berkshire border, offering a private rear garden and requiring some modernisation. EPC: C

Accommodation includes: Entrance hall, downstairs w/c, fitted kitchen, lounge/diner, conservatory . The stairs lead to first floor landing which comprises of 13ft bedroom 1 with built in wardrobe, a further bedroom and a family bathroom. There is a further staircase leading to the second floor which has another double bedroom.

Noteworthy features include: Gas fired central heating, sold with no onward chain, driveway parking.

To the front of the property: Block paved driveway providing parking for two vehicles. Paved path leading to front door.

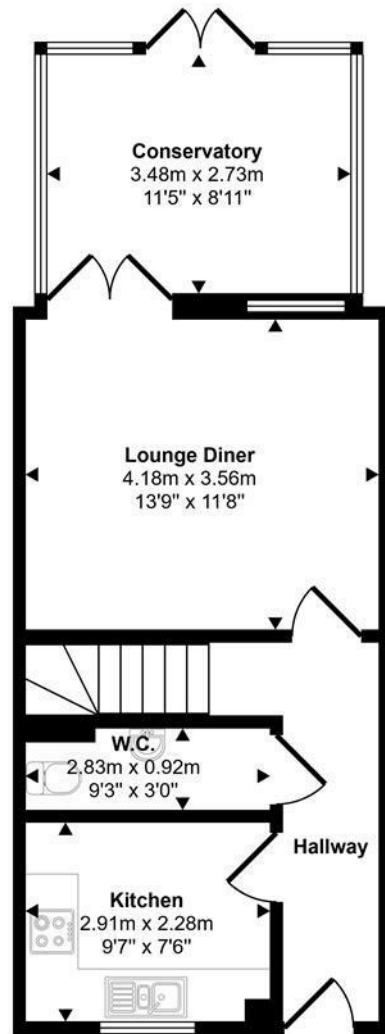
To the rear of the property is a private and secluded rear garden fully enclosed with timber fencing.

Total Floor Area: Approx. 95m<sup>2</sup> (1020sqft)

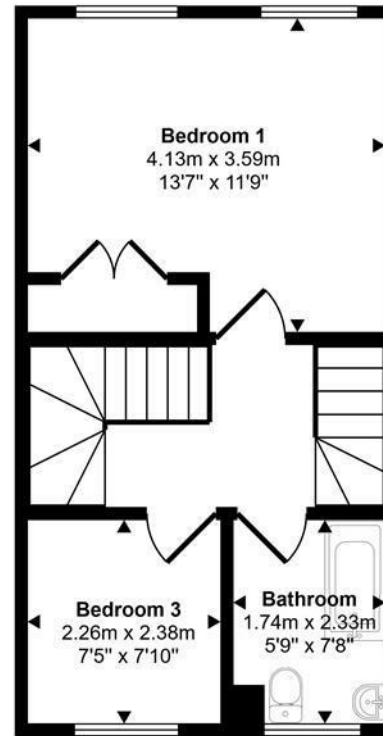
Services: Mains gas, electricity, water supply & drainage.

Emmer Green is a sought after area on the Berkshire/ Oxfordshire borders, close to Caversham and Reading with excellent amenities and communication links, whilst being close to surrounding countryside. There is easy access to both Reading and Henley-on-Thames town centres. London Paddington is less than 30 minutes from Reading Railway Station and there are good links to the M4 and M40 motorways. Crossrail, two Elizabeth Line trains an hour, will allow passengers to travel right through central London from Reading station without having to change trains.

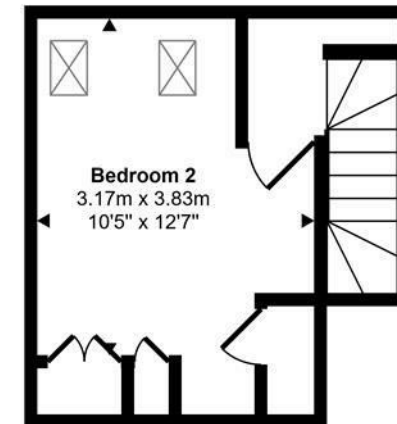
Approx Gross Internal Area  
95 sq m / 1020 sq ft



**Ground Floor**  
Approx 44 sq m / 474 sq ft



**First Floor**  
Approx 34 sq m / 361 sq ft



**Second Floor**  
Approx 17 sq m / 184 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 78                      | 83        |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

## Directions

From our offices turn right and proceed along the B481 for approx. 1.5 Miles to Emmer Green, taking the left hand turn into Bluebell Gardens, the property can be found on the left.

Beville Estate Agency has not tested any apparatus, fittings or services and so cannot verify they are in working order. Measurements and distances referred to are given as a guide only and no responsibility is taken for any error, omission or mis-statement in these particulars. The Buyer is advised to obtain verifications from his solicitor or surveyor.