



NICHOLAS ESTATE AGENTS  
Sales & Lettings

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## Knights Way Emmer Green, Reading, Berkshire RG4 8RH

**£2,500 Per Calendar Month**

NEA LETTINGS: This beautifully renovated four-bedroom property, located in the sought-after area of Emmer Green, offers a sleek and contemporary finish throughout, making it an ideal family home.

The property has been thoughtfully updated to a high standard, combining modern design with practical living space. Inside, you'll find well-proportioned rooms, a stylish kitchen and bathroom fittings, and a bright, airy feel throughout. Externally, the home benefits from a spacious garden, perfect for both relaxing and entertaining, along with a fully functional outhouse that can be utilised as a home office, gym, or study. A private driveway further adds to the convenience of this impressive home.

Situated in the desirable Caversham area, the property is well-suited for families seeking a modern, move-in-ready home in a peaceful yet well-connected location. EPC Rating D

DISCLAIMER: These particulars are a general guide only, they do not form part of any contract. Video content and other marketing material shown are believed to be an accurate and fair representation of the property at the time the particulars were created. Please ensure you have made all investigations, and you are satisfied that all your property requirements have been met if you make an offer without a physical viewing.

## Knights Way, Reading, Berkshire RG4 8RH

- NEA Lettings
- Semi Detached House
- Unfurnished
- Driveway parking
- EPC rating C
- Emmer Green
- Four Bedrooms
- Spacious Garden with Outhouse
- Council Tax C
- Available immediately

### Entrance Hall

Upon entering the property, you are welcomed by a spacious hallway leading through to the living room, with access to a downstairs cloakroom. To the left, you will find the staircase as well as Bedroom Four

### Living Room

This generously sized living room has been beautifully renovated, featuring bay windows. It is finished with stylish wood-effect flooring, creating a modern feel throughout.

### Kitchen

This newly fitted kitchen features a four-ring gas hob with extractor fan, along with a built-in electric oven. It offers generous space throughout and space for white goods.

### Bedroom Four

Situated downstairs this versatile bedroom space, finished with stylish wood-effect flooring for a fresh, updated look.

### Cloakroom

On the ground floor is this cloakroom which has a W/C and wash basin.

### Bedroom One

A spacious bedroom finished with stylish wood-effect flooring, further benefiting from a modern en suite

### Ensuite to Bedroom One

This sleek and modern en suite is fitted with a W/C, wash basin, and a contemporary shower cubicle

### Bedroom Two

A well-presented bedroom with newly fitted wood-effect flooring, offering a fresh and contemporary feel.

### Bedroom Three

A bright and neatly presented bedroom, complete with fresh wood-effect flooring throughout

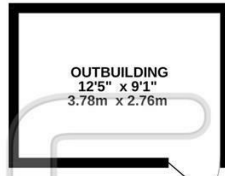
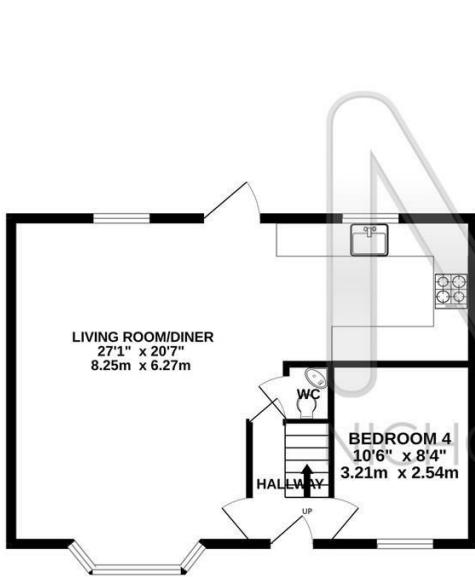
### Bathroom

A stylish, modern bathroom featuring a tiled accent, complete with a heated towel rail, overhead shower, w/c and basin and full-size bath, along with practical built-in storage

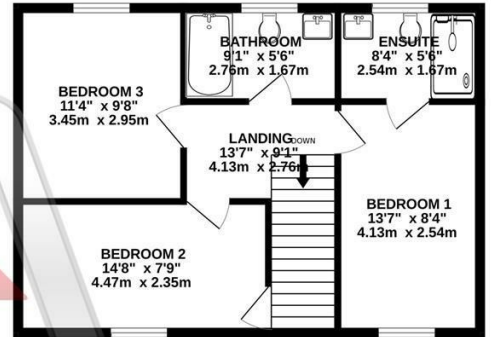
### Garden

A generous garden featuring a versatile outhouse, ideal for use as a home office, study, or gym

GROUND FLOOR  
638 sq.ft. (59.3 sq.m.) approx.



1ST FLOOR  
515 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA : 1153 sq.ft. (107.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>75</b>	<b>79</b>
EU Directive 2002/91/EC	
England & Wales	
Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
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