



**Grove Hill  
Emmer Green, Reading, Berkshire RG4 8PN**

**£775,000**

**SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS:** Offering uninterrupted South west facing views over the Hemdean Valley is this larger than expected detached house that is laid out over three floors situated within this sought after area of Emmer Green. The property boasts a good sized tiered garden and a great sized roof terrace. The house boasts a great sized living room, fantastic open plan kitchen/diner with Bifold doors to the South facing terrace. There is a feature main bedroom with vaulted ceilings and floor to ceiling windows and a stylish en-suite. There are three further double bedrooms, a modern bathroom and utility room. To the front there is off road parking for several cars. To appreciate the space on offer call now to view.

## Grove Hill, Reading, Berkshire RG4 8PN

- Detached House
- Four double bedrooms and two stylish bathrooms
- Great sized living room with Bi fold doors
- Open plan kitchen/dining room
- Fantastic views over the Hemdean Valley
- Stylish and modern feel throughout
- Underfloor heating in living room and bathroom
- Large south facing roof terrace and a great sized garden
- Council tax band F
- EPC rating TBC

### Entrance Hall

A good sized hallway with Camaro flooring, under stairs storage, stairs to the first floor and doors to kitchen/diner, bathroom, utility room and bedrooms three and four.

### Kitchen/Diner

21'11" x 18'4" (6.7 x 5.6)



A bright and modern kitchen diner with window to the side for the property. The kitchen area benefits from stylish Camaro flooring, generous work surfaces, and a breakfast bar, along with a range of eye-level and base units. Integrated appliances include a dishwasher, oven, hob, and extractor, with additional space for a large fridge freezer.

### Dining area



A spacious dining area with bi-fold doors leading to the roof terrace, plenty of space for table and chairs, Camaro flooring and stairs lead down to the living room on the lower ground floor.

### Roof terrace



A spacious, decked roof terrace with spectacular views of the Hemdean Valley - perfect for evening entertainment and summer lunches!

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### Utility Room

8'3" x 5'10" (2.53 x 1.79)



A good sized utility room with fitted wall and base units, inset stainless steel sink and drainer, space for washing machine and tumble drier and door leading to the side of the property with access to the garden.

### Bathroom

8'3" x 5'10" (2.53 x 1.8)



Bathroom with tiled floor, bath with shower, WC, sink, heated towel rail and frosted window to the side of the property

### Bedroom three

9'10" x 14'5" (3.0 x 4.4)



A spacious double bedroom with Camaro flooring and lots of natural light from the bay window.

### Bedroom four

11'5" x 11'1" (3.5 x 3.4)



A good sized, carpeted double bedroom with bay window to the front of the property.

### Landing

Landing with window to the side of the property and doors to bedrooms one and two.

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## Bedroom one

13'9" x 22'3" (4.2 x 6.8)



A large and airy master bedroom with full wall window with stunning views of the Hemdean Valley, velux window to the side of the property, wooden flooring, built in wardrobes and airing cupboard and door to the ensuite bathroom.

## Bedroom two

13'9" x 14'9" (4.2 x 4.5)



A large and bright double bedroom with window to the front of the property and velux window to the side, built in wardrobe space and wooden flooring.

## Ensuite shower room

8'3" x 9'10" (2.54 x 3.0)



Good sized, modern ensuite shower room with tiled floor, walk in shower, sink, WC, heated towel rail and frosted window to the side of the property

## Living room

19'4" x 14'5" (5.9 x 4.4)



A large and comfortable living room with Camaro flooring, under floor heating, two double patio doors leading to the garden, under stairs and built in storage, stairs leading the kitchen/diner.

**Garden**



A large garden with a good split between lawn and decking with fabulous views over the valley and side access to the drive and parking at the front of the property.

**Services**

Water. Mains

Drainage. Mains

Electricity. Mains

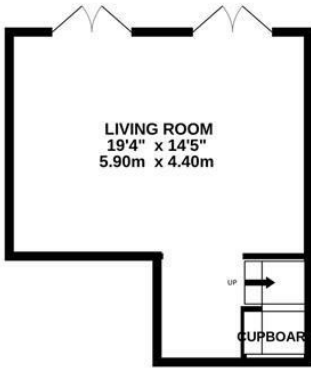
Heating. Gas

Appliances: All the appliances are untested

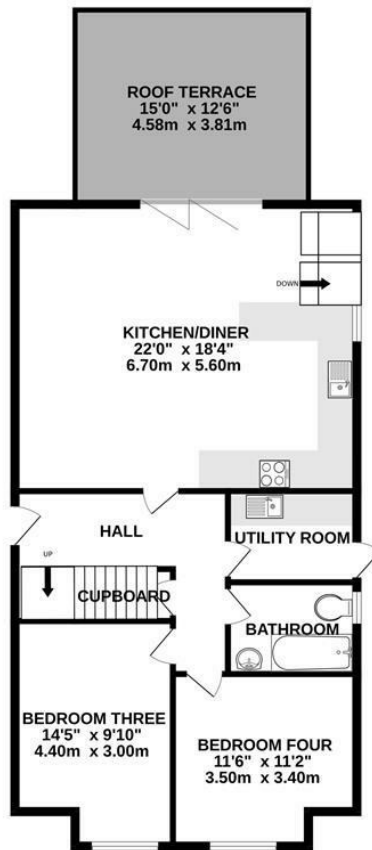
Mobile phone. The vendor is not aware of any specific restricted mobile phone coverage

Broadband. Ultrafast, obtained from Ofcom

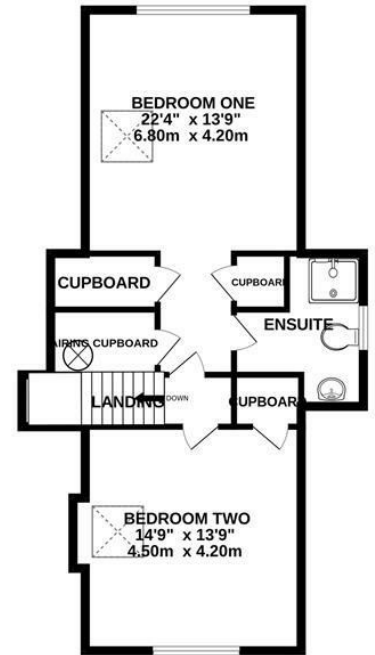
LOWER GROUND FLOOR  
345 sq.ft. (32.0 sq.m.) approx.



GROUND FLOOR  
894 sq.ft. (83.1 sq.m.) approx.



1ST FLOOR  
648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA : 1887 sq.ft. (175.3 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		Current	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			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	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			
England & Wales		EU Directive 2002/91/EC	

