



Grove Mews, Emmer Green, Reading, RG4 8LA

£545,000

Walmsley



## Grove Mews, Emmer Green, Reading, RG4 8LA

An attractive modern detached family home, built in 2004 by Hicks Builders, located in a quiet cul-de-sac setting in the popular Emmer Green locale. The well-presented accommodation comprises - hallway, cloakroom, kitchen, living room/dining room, three first floor bedrooms, with en-suite bathroom to master bedroom and a separate family bathroom. Externally the property benefits from integral garage, driveway parking and an attractive enclosed rear garden. Viewing highly recommended. Council tax band E. EPC rating C.

Grove Mews is conveniently located within close proximity of primary schools and Highdown secondary School and Sixth Form Centre. The area benefits from a good range of amenities and services including bus services, shopping precinct and 2 local pubs. South Oxfordshire countryside is within easy reach and close by is a large recreation playing field.

Tenure - Freehold



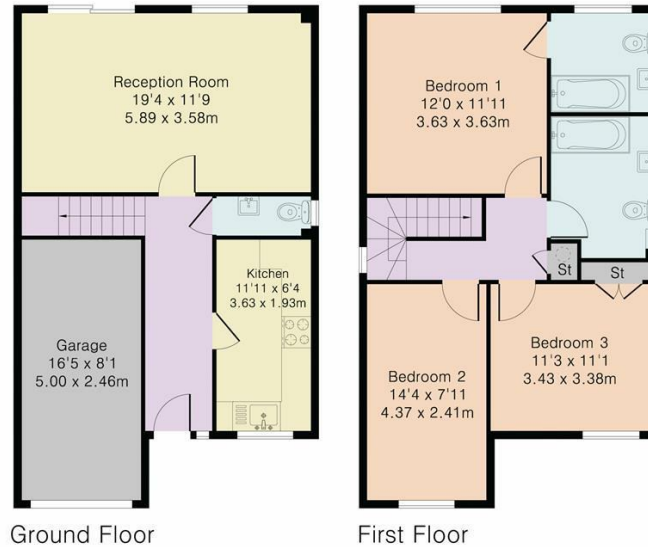




- Detached house
- Cul-de-sac location
- Well-presented accommodation
- Great location
- En-suite
- Garage



Approximate Gross Internal Area 1154 sq ft – 108 sq m  
 Ground Floor Area 577 sq ft – 54 sq m  
 First Floor Area 577 sq ft – 54 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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