



Brooklyn Drive, Emmer Green, Reading, RG4 8SR

£899,950

Walmsley

Brooklyn Drive, Emmer Green, Reading, RG4 8SR

Nestled on the border of South Oxfordshire, this stunning character detached property exudes charm and tranquility. Situated in the highly sought after Brooklyn Drive, this house offers a peaceful semi-rural retreat whilst still being conveniently close to essential amenities.

As you step onto the property's expansive grounds, you're greeted by a picturesque landscape, complete with a sprawling north-west-facing rear garden adorned with lush greenery and woodland. Two charming summer houses nestled among the trees provide the perfect escape for relaxation and contemplation.

Inside, the property boasts a triple aspect sitting room with a beautiful bay window overlooking the rear garden. The dining room and kitchen with a utility room offer ample space for entertaining, while the cellar presents potential for further customisation.

With three bedrooms spread across the floors, including a ground floor suite, and two bathrooms, this home offers versatility and potential for expansion or internal modification to suit your needs.

Conveniently located near shops, schools, and transportation services, as well as scenic walking and biking trails, this property offers the best of both worlds – a tranquil retreat in nature with easy access to urban amenities.

Don't miss the opportunity to view this exceptional property firsthand. Viewing is highly recommended to fully appreciate its charm and potential.

Note - This property does not back onto the new development.

Council Tax band F

EPC Rating D

Tenure - Freehold

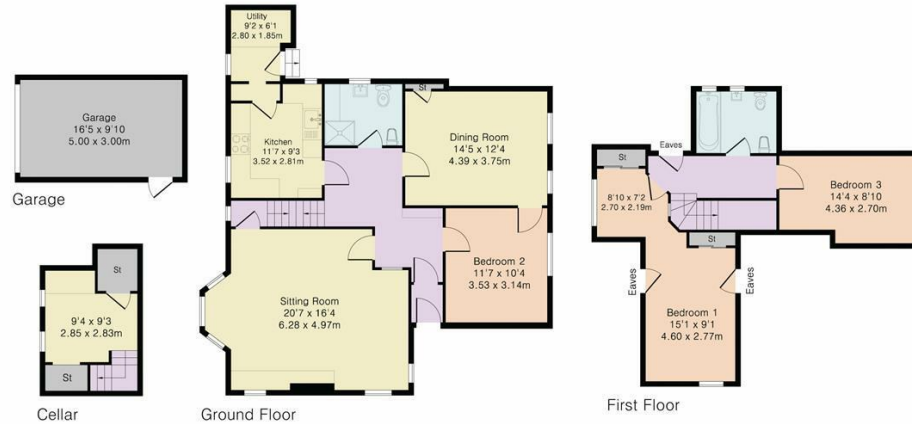




- Fabulous location
- Next to South Oxfordshire countryside
- Some modernisation required
- Generous private plot
- Detached garage and parking
- Scope for enlargement (subject to planning)



Approximate Gross Internal Area 1685 sq ft – 156 sq m
 Cellar Area 123 sq ft – 11 sq m
 Ground Floor Area 945 sq ft – 88 sq m
 First Floor Area 456 sq ft – 42 sq m
 Garage Area 161 sq ft – 15 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.



9-11 Bridge Street, Caversham, Reading, RG4 8AA
 Email: enquiries@walmsley.co.uk www.walmsley.co.uk

0118 947 0511

