



Notley Place, Emmer Green, Reading, RG4 8PW

£630,000

Walmsley

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Walmsley Estate Agency are pleased to offer to the market this elegant three-bedroom end townhouse, situated within an exclusive, private gated development, siding on to the conservation area. The spacious accommodation comprises entrance hall, WC, integrated kitchen/breakfast room with granite work tops and French doors leading to front garden area, open plan sitting/dining room, conservatory, landing, two first floor bedrooms with en suite to master and a modern family bathroom. To the second floor there is additional double bedroom with fitted wardrobes and en-suite. Externally the property benefits from two allocated parking spaces and attractive enclosed rear garden

Notley Place is conveniently located within close proximity of both Caversham and Reading town centres, with its variety of shops, pubs, restaurants, and urban retreats including the Thames Lido. Not to mention the idyllic River Thames, with its various leisure pursuits. Reading station is also located within approximately 1.6 miles walking distance, with the introduction of its new Crossrail services, as well as its fast, regular services to London (Paddington approx. 30 mins), EPC rating C. Council tax band F.

* Gated development - communal charges payable of £800 (£400 twice yearly).

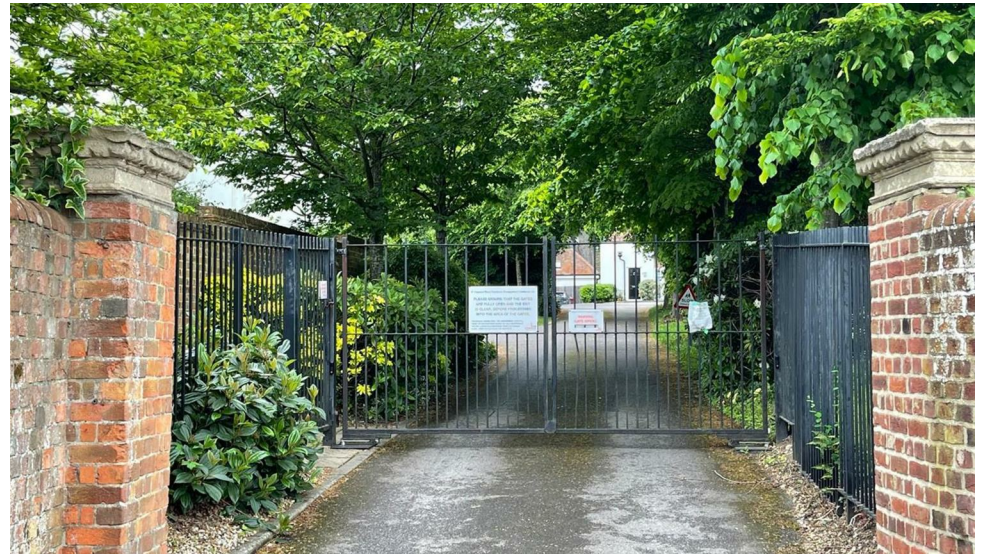
Tenure - Freehold

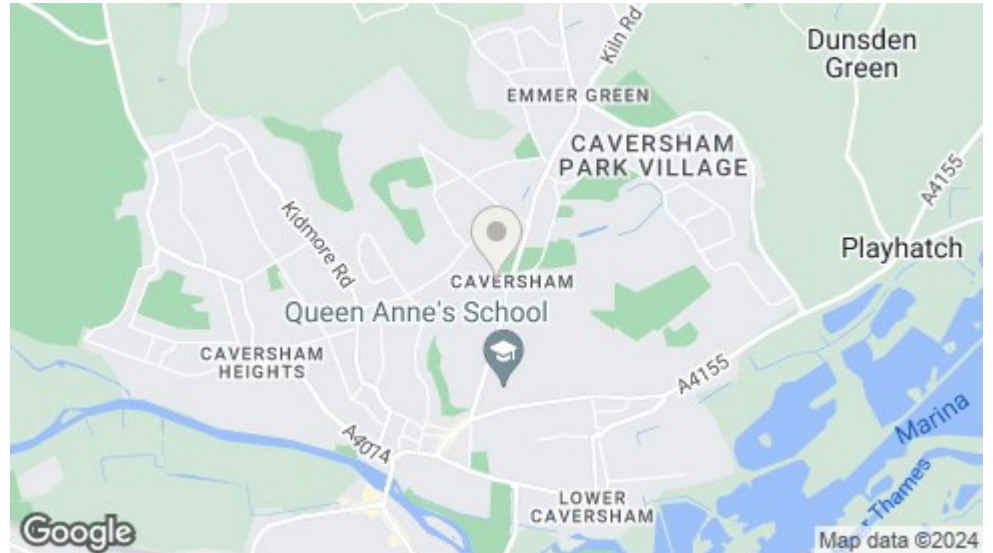




- End Town House
- Superb Condition
- Three Bedrooms
- Allocated
- Parking
- Gated Development
- Spacious Garden









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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