



Albany Gardens, Emmer Green, Reading, RG4 8PZ

£850,000

Walmsley

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Walmsley Estate Agency are delighted to offer to the market this beautifully maintained and extended detached family home, built by Messrs. Bewley homes in 2007, conveniently situated in a peaceful cul-de-sac on the fringes of Emmer Green towards the South Oxfordshire countryside. The impressive accommodation comprises entrance hall, cloakroom, dining room, sitting room, extended kitchen/breakfast room with quartz work surfaces, integrated appliances, feature vaulted ceiling and wet fed under floor heating, landing, three first floor double bedrooms, luxurious and newly installed family bathroom with separate shower and en-suite facility to bedroom 1, stairs leading to second floor bedroom 2/guest suite with refitted en-suite shower room. Externally the property benefits from integral garage with laundry area, power, light and electric garage door, driveway parking, and a low maintenance, landscaped rear garden with a mature, private outlook.

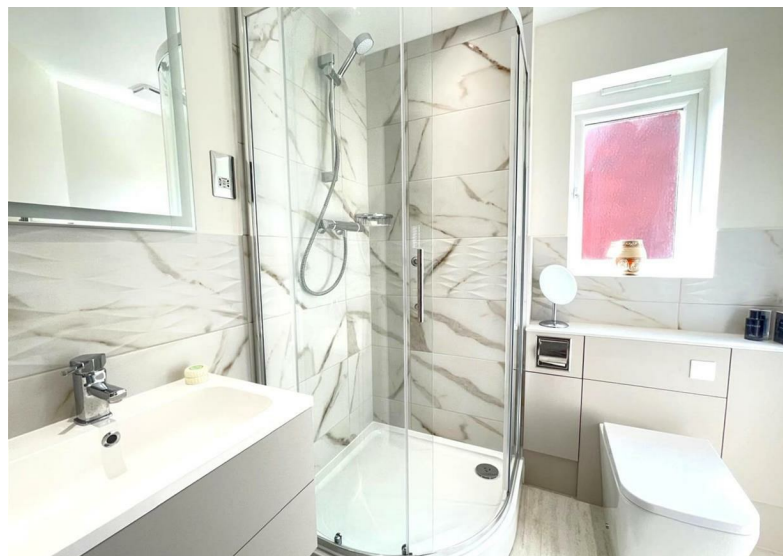
Agents note(s): A £240 annual road fund payable to Albany Gardens Residents Association. Council tax band G. EPC rating C.

Emmer Green offers convenient access to amenities, schools, and the serene landscape of South Oxfordshire. Adjacent to the picturesque Hemdean Valley, this tranquil locale provides residents with a variety of country pursuits. Nearby, are a range of local amenities, including schools at both primary and secondary levels, shops, bus services, and a doctor's surgery.

Reading Station servicing London (Paddington 25 minutes) is within half a mile of Caversham Bridge and has been further complemented with the arrival of Crossrail. Emmer Green & Caversham Heights border the South Oxfordshire countryside, with a choice of golf courses and the additional Mapledurham Gym & Rivermead Sports Complex on Caversham borders.

Tenure - Freehold

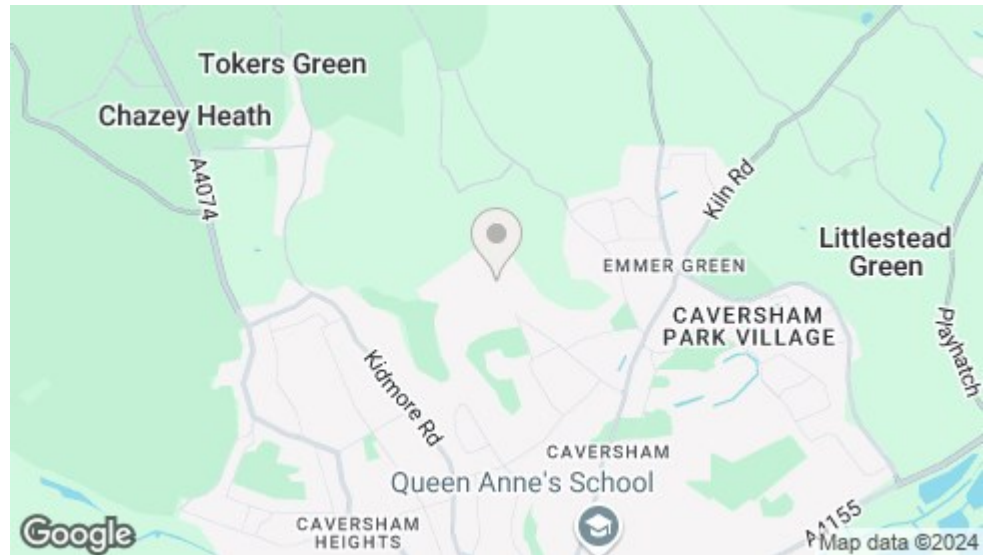
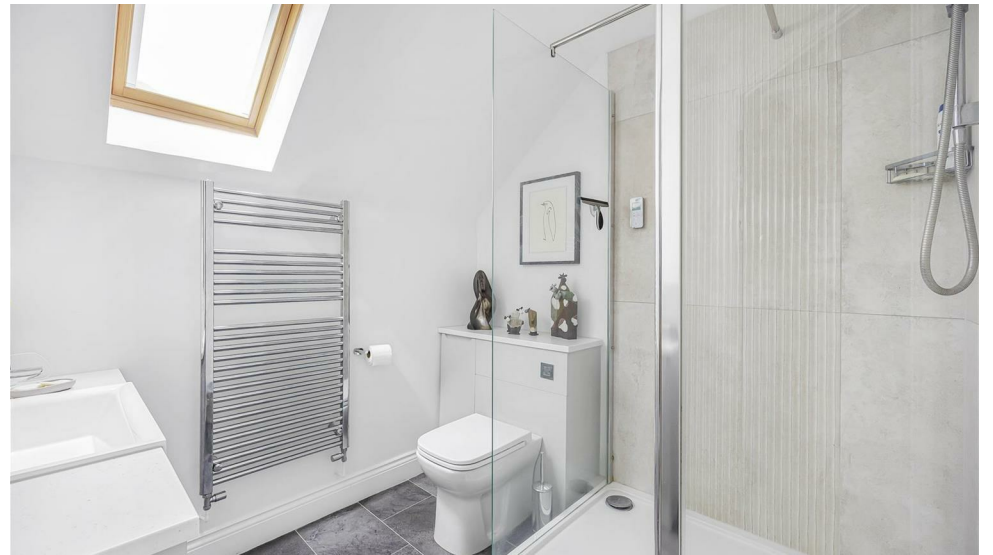




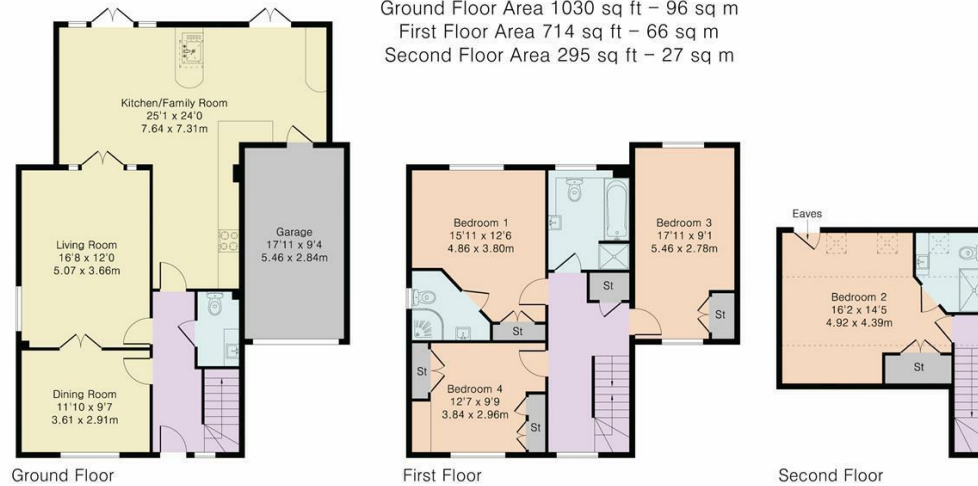
- Extended detached family home
- Beautifully presented
- Cloakroom
- Four double bedrooms
- Two en-suites
- Private rear garden
- Garage
- Council tax band G. EPC rating C.

4 3 2 C





Approximate Gross Internal Area 2039 sq ft – 189 sq m
 Ground Floor Area 1030 sq ft – 96 sq m
 First Floor Area 714 sq ft – 66 sq m
 Second Floor Area 295 sq ft – 27 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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