



The Ridings, Emmer Green, Reading, RG4 8XL

£625,000

Walmsley

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This well-presented, modern detached property is situated in a sought-after cul-de-sac location, offering both privacy and convenience. It is ideally positioned for easy access to local amenities, as well as the tranquil Clayfield Copse Nature Reserve. The property has been upgraded and modernised in recent years, making it an attractive option for those seeking a comfortable and contemporary living space.

The property boasts a generously sized rear garden, along with parking at the front and a detached garage. Emmer Green is a highly desirable area, known for its good bus services, and proximity to a shopping precinct. Additionally, the area is served by schools at both primary and secondary levels.

Internally, the property comprises - entrance hall, cloakroom/WC, modern kitchen, sitting room, dining room complemented by a contemporary open-plan conservatory, three well-proportioned bedrooms and modern family bathroom.

Additional features include UPVC double-glazed windows and gas radiator central heating - Viewing recommended.

EPC - C

Tax Band - E

Tenure - Freehold





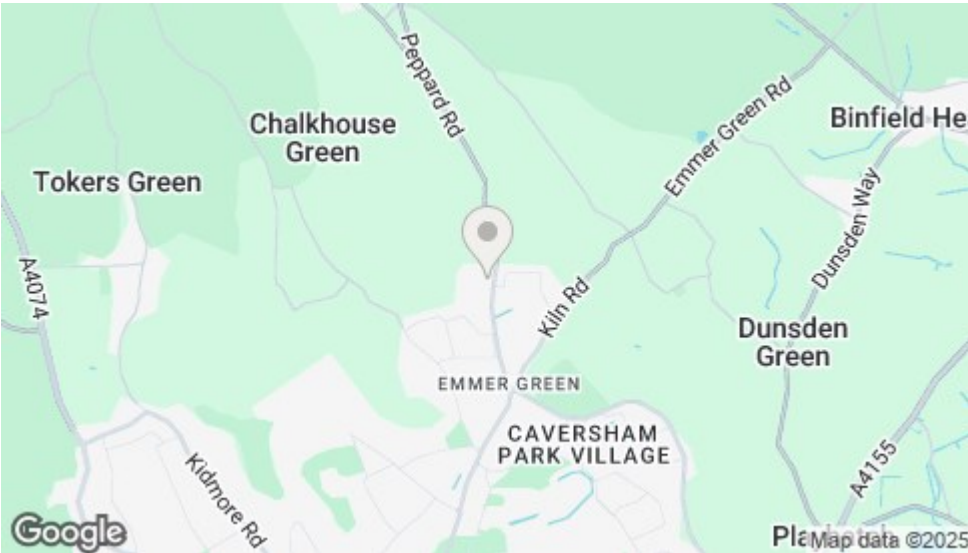
- Super location
- Close to open countryside
- Modernised accommodation
- Convenient for amenities
- 3 good bedrooms
- Garage and parking

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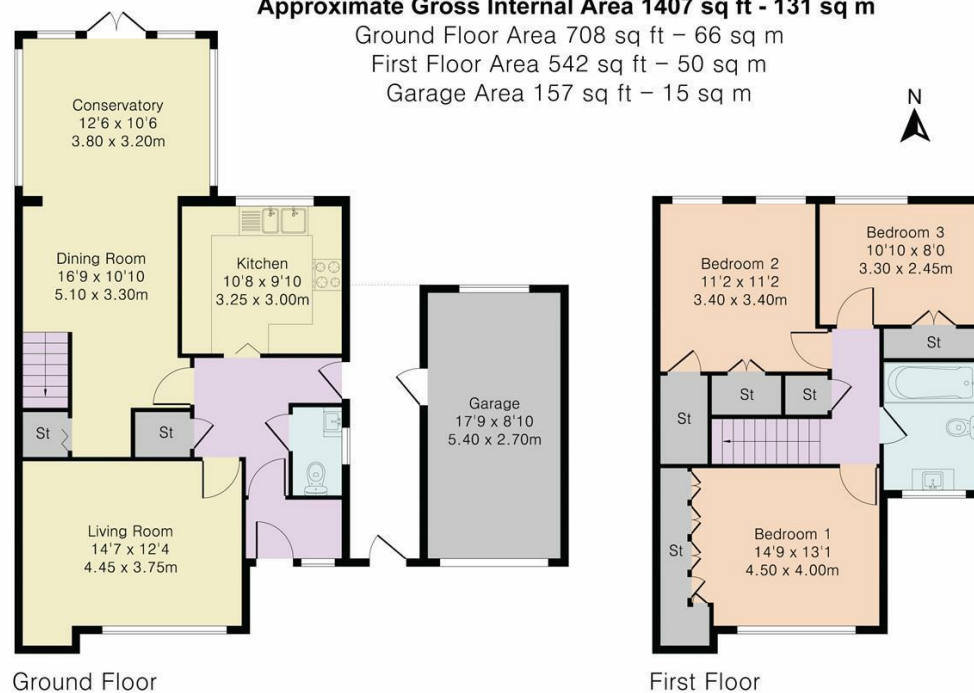
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Ground Floor Area 708 sq ft – 66 sq m
First Floor Area 542 sq ft – 50 sq m
Garage Area 157 sq ft – 15 sq m



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 practise. 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.



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