



Peppard Road, Emmer Green, Reading, RG4 8TS

£845,000

Walmisley

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Nestled in the highly sought-after 'Old Peppard Road' area of Emmer Green, this impressive and extended detached family home is being offered to the market for the very first time since construction. Set on a generous plot and boasting over 100ft of private, west-facing garden, this property presents the perfect blend of space and location.

Internally the property boasts light-filled, expansive living spaces, including a large entrance hall, 22ft living room, 23ft formal dining room, and 27ft kitchen/breakfast room, ideal for modern family life and entertaining alike, conservatory, ground floor shower room, and lean-to.

Upstairs, you'll find four generously sized double bedrooms, including a master suite with en-suite shower room, and a well-appointed family bathroom.

Externally, the property further benefits from a spacious driveway accommodating multiple vehicles, a double garage, and a beautifully maintained rear garden that offers both privacy and tranquillity.

Emmer Green is ideally located just 1 mile from Caversham Centre and approximately 1.8 miles from Reading train station, which offers quick access to London Paddington (approx. 25 mins) and Crossrail services. The property is within walking distance of local amenities, primary schools, and Highdown School with Sixth Form College. EPC- D. Tax Band- G
<https://moverly.com/sale/Mxjab6gyKsnXibgYzQhkA1/view>

Tenure - Freehold





- No Onward Chain
- Double Garage
- Garden In Excess of 100ft
- Popular Location
- Scope For Further Expansion STP
- En-Suite to Master
- EPC D
- Tax Band G

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**Approximate Gross Internal Area 2177 sq ft - 202 sq m
(Excluding Garage)**

Ground Floor Area 1272 sq ft - 118 sq m

First Floor Area 905 sq ft - 84 sq m

Garage Area 253 sq ft - 24 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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