



Peppard Road, Emmer Green, Reading, RG4 8TW

£249,995

Walmsley

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A Stylish Sanctuary for the Over 45s – No Onward Chain

Nestled within an exclusive gated enclave, this elegant and contemporary detached park home offers a serene lifestyle tailored for the over 45s. Set on a generously proportioned and beautifully enclosed plot, the property exudes space, style, and tranquillity.

Step inside to discover a light-filled, open-plan layout designed for effortless living and entertaining. The dual-aspect sitting room invites relaxation with picturesque views with double doors leading to the garden, while the chic kitchen/breakfast room blends functionality with flair. Two spacious bedrooms and a well-appointed family bathroom complete the refined interior.

Outside the private garden is partially enclosed and thoughtfully landscaped.

Prime Location Situated within the sought-after Harveys Nurseries development, just off Old Peppard Road, this home enjoys easy access to local shops, reputable schools, and convenient bus services all within walking distance.

A 10% fee is payable to the landowner when the property is sold

An annual site fee -£4,163.28 (which includes water rates) is payable to the landowner.

No pets allowed.

Early viewing is highly recommended.

Council Tax A, EPC Exempt

Tenure - Leasehold



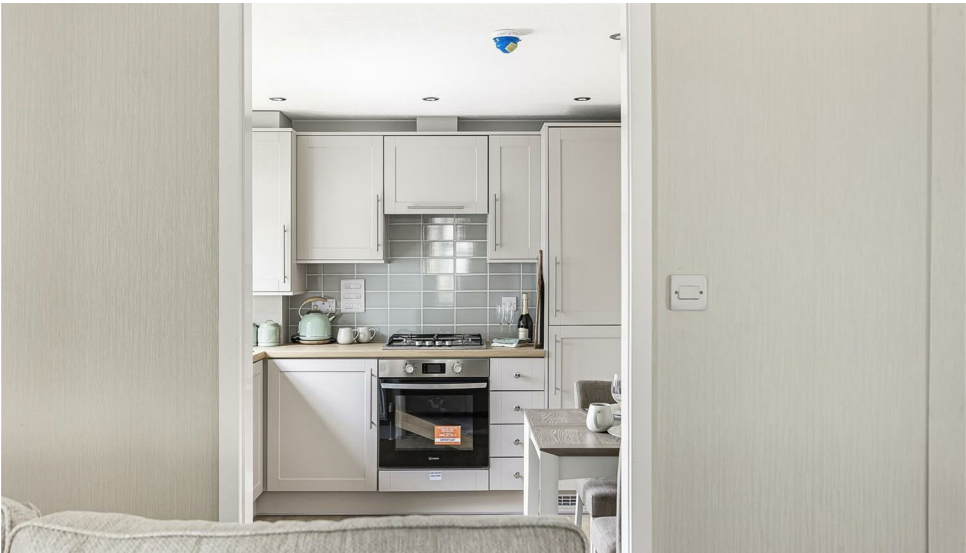


- Gated community setting
- Spacious, modern interiors
- Dual-aspect living room
- Private garden
- Walking distance to amenities
- EPC Exempt
- Council Tax A



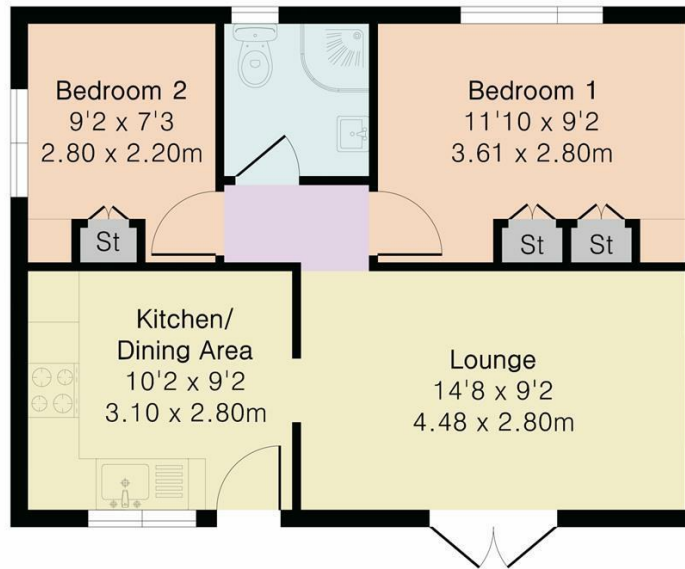
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Approximate Gross Internal Area 473 sq ft - 44 sq m



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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