



Langford Close, Emmer Green, Reading, RG4 8TE

£525,000

Walmsley

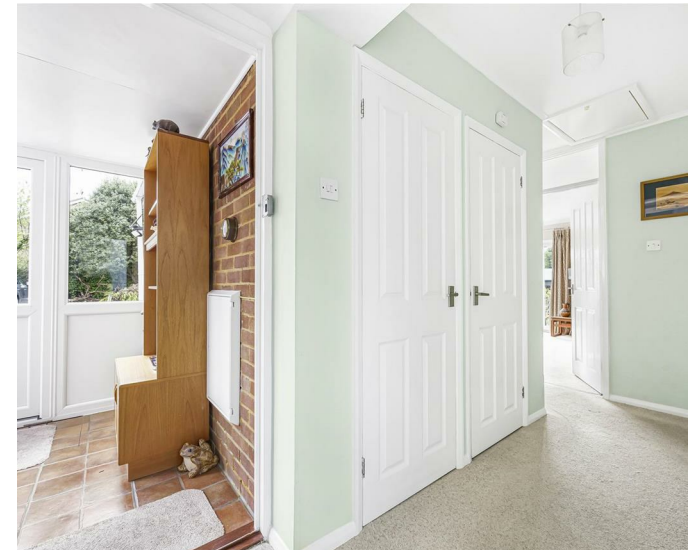


## Langford Close, Emmer Green, Reading, RG4 8TE

Walmsley Estate Agency is pleased to offer this desirable three-bedroom detached bungalow with garage and driveway, located in the sought-after area of Emmer Green. The well-presented accommodation includes an entrance porch, inner hallway with storage cupboards, a refitted cloakroom, and a boot room providing direct access to a private terrace and the garage. The dual-aspect living/dining room features sliding doors opening onto the rear garden. The modern kitchen is fitted with an integrated hob, extractor, oven, and dishwasher. There are three generously sized bedrooms and a stylish, refitted shower room. Outside, the property boasts a beautiful, mature rear garden, well stocked with flowers and shrubs. The garden is predominantly laid to lawn, enjoys a westerly aspect with elevated views, and includes a patio area. At the rear, there is a dedicated space for growing produce, complete with raised vegetable and fruit planters. Side access is also available. To the front, the property offers a garage with driveway for parking.

Emmer Green is a well-served area offering a range of local amenities, including the Emmer Green Shopping Centre. Residents also benefit from easy access to regular bus services, countryside walks, parks, tennis courts, traditional pubs, and a nearby nature reserve. Viewing highly recommended. EPC rating C. Council tax band E.

### Tenure - Freehold







- Emmer Green
- Detached bungalow
- Three bedrooms
- Modern kitchen and shower room
- Mature rear garden
- Garage and driveway



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Approximate Gross Internal Area 1157 sq ft - 107 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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