



**Langford Close  
Emmer Green, Reading, Berkshire RG4 8TE**

**Chain Free £475,000**

**SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS:** Set within this quiet Cul De Sac off Langford Close in the heart of Emmer Green is this light and airy three bedroom bungalow. The local shops and amenities of Emmer Green and the local transport to central Caversham and Reading are only moments away. The property offers a good sized living room, good sized kitchen, shower room, separate WC and garage with additional parking to the side. To the rear there is an easy to maintain garden that is perfect for summer entertaining. Call now to view.

## Langford Close, Reading, Berkshire RG4 8TE

- Central Emmer Green
- Three bedrooms
- Bright living room
- Garage
- Council tax band E
- Chain free detached bungalow
- Shower room and separate WC
- Good sized kitchen
- Easy to maintain garden
- EPC rating D

### Porch

Carpeted and with door to the hallway.

### Hallway



A good sized hallway with a storage cupboard, cupboard housing the hot water cylinder and doors to:

### WC

Comprising of a WC, wash hand basin and windows to the front and rear.

### Kitchen / diner

12'6 x 8'8 (3.81m x 2.64m)



A good sized kitchen with a good sized window to the front allowing plenty of light and with space for a dining table. There are ample wall and base units, roll top work surfaces with an inset sink and drainer, four ring hob, double oven, dishwasher and recess for the fridge freezer.

### Living room

16'4 x 13'0 (4.98m x 3.96m)



A good sized living room with patio doors to the garden, carpeted and a window to the side.

### Bedroom one

13'0 x 9'9 (3.96m x 2.97m)



Offering views over the attractive garden is this light and airy room. Carpeted and fitted wardrobe.

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## Bedroom two

11'11 x 10'8 (3.63m x 3.25m)



A spacious room with fitted wardrobes and views over the attractive garden

## Bedroom three

10'8 x 7'10 (3.25m x 2.39m)



A bright room with a window to the front, carpeted and fitted wardrobe.

## Bathroom

6'7 x 5'7 (2.01m x 1.70m)



Comprising of a shower cubicle with a wall mounted shower, WC, wash hand basin and window to the front.

## Utility area

6'1 x 5'10 (1.85m x 1.78m)

With plumbing for the washing machine, door to the garage and door to the rear.

## Garage

17'7 x 8'0 (5.36m x 2.44m)

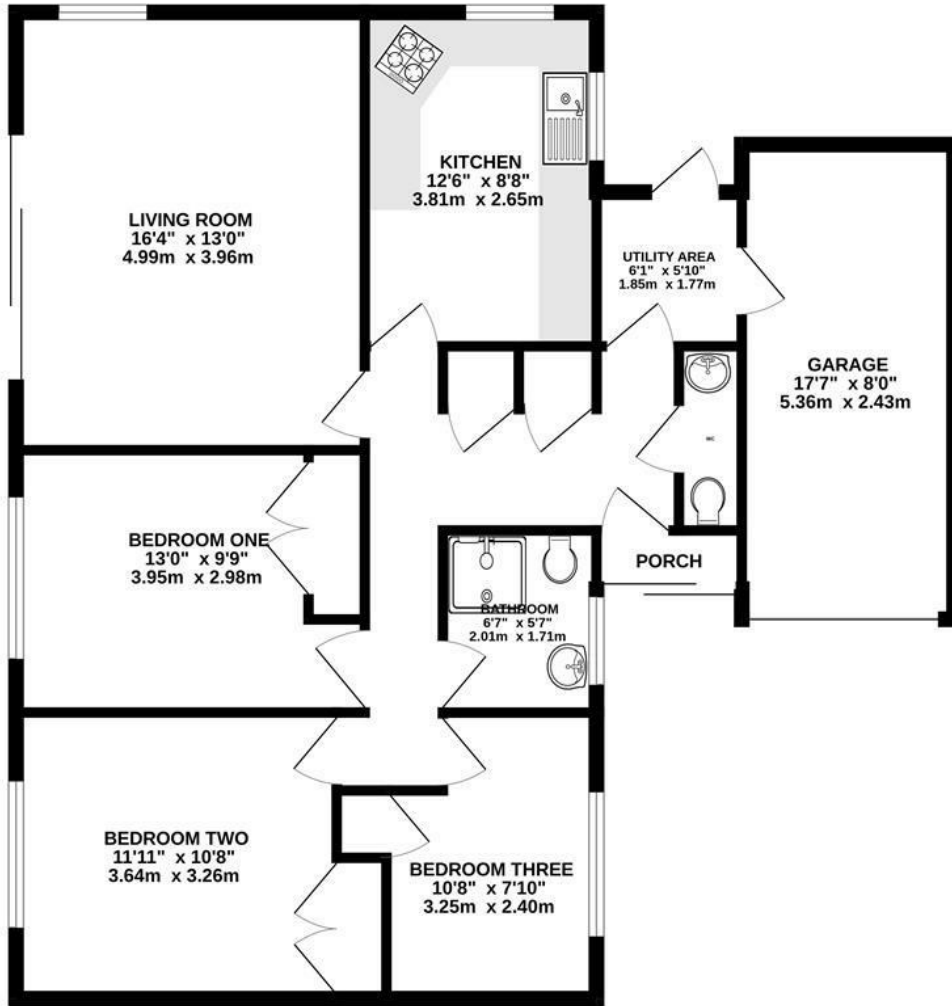
A good sized garage with parking to the front.

## Garden



An easy to maintain garden that has a paved patio area that is ideal for those summer BBQ's and an ara lain with shingle. To the side there is a gate to the front.

**GROUND FLOOR**  
1025 sq.ft. (95.2 sq.m.) approx.



TOTAL FLOOR AREA : 1025 sq.ft. (95.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

