



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

Guide Price £400,000

GUIDE PRICE £400,000 to £425,000. Set within this quiet area of central Emmer Green is this recently refurbished end of terrace house. The property boasts three good sized bedrooms and a stylish bathroom on the first floor. On the ground floor there is a light and airy living room / dining room and a separate kitchen. To the rear there is an easy to maintain garden that is ideal summer entertaining. The property is in the catchment for the Hill Primary school, Highdown secondary school and the local shops are only moments away. The property boasts a garage and is offered with no onward chain.

Langford Close, Reading, Berkshire RG4 8TD

- Chain free
- End of terrace house
- Stylish bathroom & a modern kitchen
- Only moments from the local shops and schools
- EPC rating C
- Recently refurbished
- Three good sized bedrooms
- Good sized living / dining room
- Easy to maintain garden
- Council tax band C

Hallway

An inviting entrance with laminate floor, understairs storage and doors leading to:

Living room

14'3" x 10'4" (4.35 x 3.17)



A modern, light and airy open living room featuring a large double glazed window looking out to the west facing front garden, wood flooring and open to the dining room.

Dining room

11'7 x 7'11 (3.53m x 2.41m)



A light and airy room with a window over looking the attractive garden, door to the kitchen and open to the living area.

Kitchen

13'6" x 7'10" (4.14 x 2.41)



A contemporary and airy kitchen offering lovely garden views, featuring sleek wall and base units with newly fitted doors and a recently installed boiler. The room also provides generous space for white goods and additional storage, combining style and practicality.

Landing

A spacious landing with carpeted floor, partially boarded loft access and doors leading to:

Bathroom

9'9" x 5'8" (2.98 x 1.74)



An expansive room with wood effect vinyl flooring which includes a large bath, wash basin with storage, frosted windows and a WC.

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Bedroom one

11'10" x 10'1" (3.62 x 3.09)



A light and airy room with double glazed windows overlooking the impressive garden which includes ample wardrobe space and carpeted floor.

Bedroom two

13'1" x 10'1" (3.99 x 3.09)



A bright and spacious room which features large double glazed windows, carpeted floor and good space for furniture.

Bedroom three

9'9" x 7'11" (2.98 x 2.42)



A generously sized room featuring integrated built-in storage, double-glazed windows to the front, and laminate flooring.

Garden



A spacious southeast-facing garden featuring ample shed storage, gated side access, and a beautifully laid patio with part stone that is ideal for summer entertaining.

Garage



A single garage in a block separate to the house.

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Services

Water: Mains

Drainage: Mains

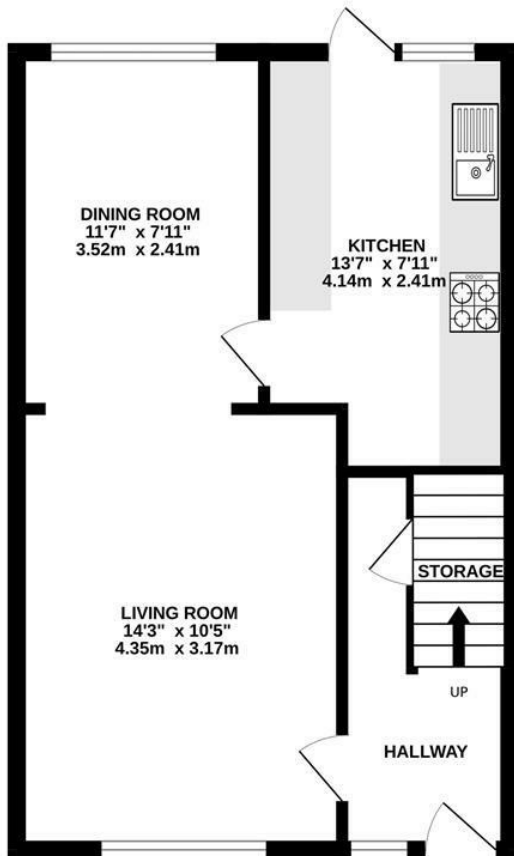
Electric: Mains

Heating: Gas

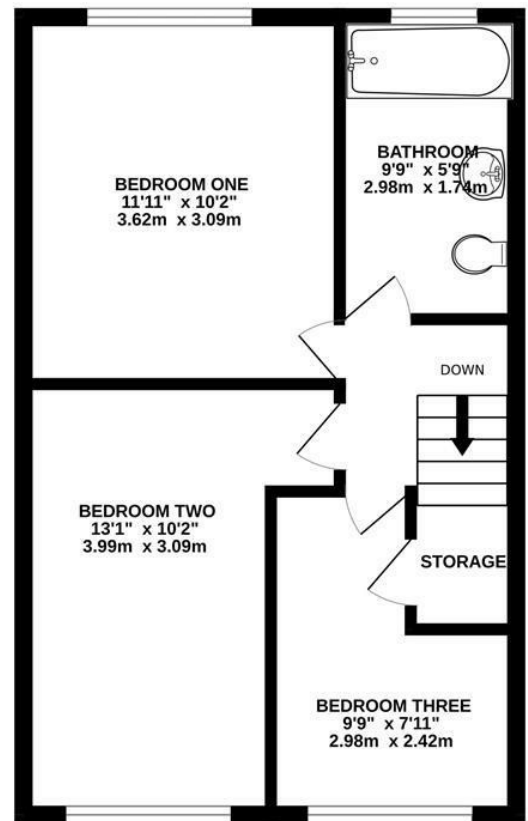
Mobile Phone: The vendor is not aware of any specific restrictions on mobile phone coverage

Broadband. Superfast, obtained from Ofcom

GROUND FLOOR
412 sq.ft. (38.2 sq.m.) approx.



1ST FLOOR
412 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 823 sq.ft. (76.5 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) A		84
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

