



**Buckingham Drive
Emmer Green, Reading, Berkshire RG4 8SB**

£500,000

SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS: GUIDE PRICE £500,000 to £525,000:
GREAT SIZED GARDEN: Situated within this sought after area of Emmer Green is this good sized semi detached house that has the potential to extend (STP). 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 and modern kitchen. To the rear there is a good sized south west facing garden. To the front there is a driveway for several cars and a garage. To appreciate the space on offer call now to view.

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- Three bedrooms
- Light and airy living room
- Catchment for Emmer Green Primary school
- Great sized garden
- EPC rating D
- Semi detached house
- Modern kitchen & Stylish bathroom
- Potential to extend (STP)
- Driveway and garage
- Council tax band C

Porch

6'3" x 4'4" (1.92 x 1.34)

A good sized space with plenty of room for coat storage and shoes with a door leading through to the main hallway.

Hallway

10'4" x 7'0" (3.15 x 2.14)



A large carpeted space with built-in meter storage, under the stairs storage and doors leading to the kitchen and living room.

Living room

21'10" x 9'10".19'8" (6.67 x 3..6)



A bright and airy room featuring expansive double-glazed windows and patio doors to the attractive garden, carpeted flooring, a decorative fireplace, and ample space for a dining table.

Kitchen

13'3" x 9'4" (4.04 x 2.86)



A modern and fresh room comprising of wall and base units with roll top surfaces. An inset sink and drainer, gas hob, extractor and a double oven. Recess for the fridge/freezer, washing machine and dishwasher. There are tiled splash backs, ceiling spot lights and wood effect flooring. There are good sized double glazed windows which allow plenty of sunlight coupled with a door leading to the garden.

Landing

L shaped carpeted space with doors leading to the bedrooms, bathroom and airing cupboard that also houses the boiler.

Bedroom one

10'7" x 9'4" (3.25 x 2.85)



Wood affect flooring in a light and airy room with double glazed windows, built in wardrobes, radiator and a storage cupboard.

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Bedroom two

11'2" x 9'3" (3.42 x 2.84)



A large room with double glazed windows overlooking the garden featuring carpeted flooring and a built-in wardrobe.

Bedroom three

11'2" x 6'11" (3.42 x 2.13)



A good size room that is carpeted with double glazed windows.

Bathroom

8'0" x 6'3" (2.46 x 1.91)



A generously sized room with a good size bath, wall mounted shower, frosted double glazed windows, wash hand basin, a toilet and tiled walls.

Garage

16'10" x 11'8" (5.15 x 3.56)

A spacious garage with plenty of storage, rear door to garden.

Garden



A beautiful west-facing, shrub bordered garden with a patio as well as a private WC, garden storage and back access to the garage.

Services

Water. Mains

Drainage. Mains

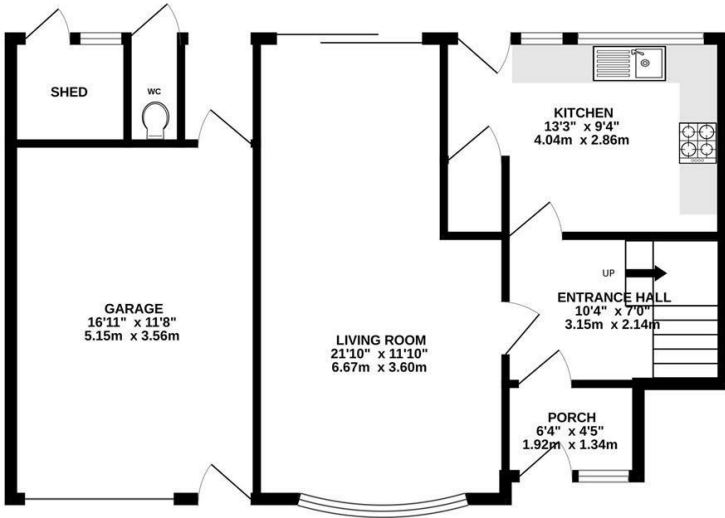
Electricity. Mains

Gas. Mains

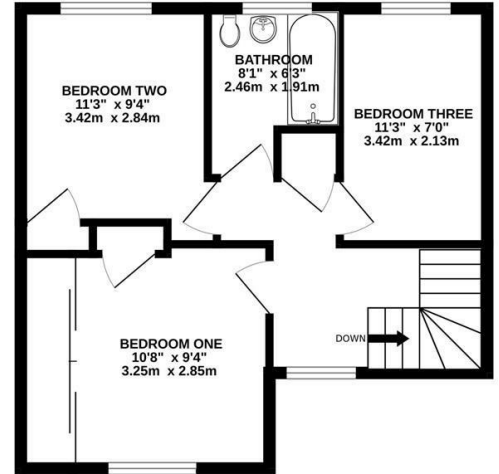
Broadband. Ofcom-Ultrafast

Mobile phone: The owners are not aware of any mobile coverage restrictions.

GROUND FLOOR
713 sq.ft. (66.3 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 1151 sq.ft. (106.9 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		85
(81-91) B		
(69-80) C		66
(55-68) D		
(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		

