



## Yarnton Close Emmer Green, Reading, Berkshire RG4 8UW

**£2,500 PCM**

NEA LETTINGS: This well presented four double bedroom, spacious, detached house is located in a quiet cul-de-sac in Emmer Green. Approached via a block paved driveway with ample parking and detached garage, the superb entrance hall leads to the downstairs cloakroom (with shower), fully fitted kitchen with utility room and triple aspect living room with French doors leading to the rear enclosed garden. From the entrance hall, stairs rise to the first floor leading to four double bedrooms and a family bathroom. The rear garden has a large patio area and lawn. The house is light and airy throughout. Pets considered. EPC Rating D.

DISCLAIMER : These particulars are a general guide only, they do not form part of any contract. Video content and other marketing material shown are believed to be an accurate and fair representation of the property at the time the particulars were created. Please ensure you have made all investigations, and you are satisfied that all your property requirements have been met if you make an offer without a physical viewing.



## Yarnton Close, Reading, Berkshire RG4 8UW

- NEA Lettings
- Detached house
- Four double bedrooms
- Garage and carport
- EPC Rating D
- Emmer Green
- Unfurnished
- Enclosed rear garden
- Council tax band F
- Available 7th August

### Entrance Hall

A welcoming entrance hall with tiled floors, wooden staircase to first floor, understairs storage cupboard, doors to cloakroom, living room and kitchen.

### Downstairs shower room



A modern tiled shower room with low level w.c., pedestal wash hand basin and corner shower.

### Living Room



A triple aspect living room with side feature bay window, wood floors, brick feature wall with electric fire. Double glass doors to dining room and French doors to rear garden.

### Dining Room



Accessed from both the kitchen and living room, this dining room has wood flooring and views over the rear garden.

### Kitchen



A modern kitchen with tiled flooring, fully fitted with ample worktop space, floorstanding and wall mounted eye level units, single drainer one and a half bowl stainless steel sink unit with mixer tap and drinking water tap. Appliances include gas hob, electric double oven and dishwasher. With window overlooking the side of the property and doorway to utility room.

**Utility**



With tiled flooring, side window and access to the rear garden, the utility houses the large fridge/freezer and washing machine.

**Bedroom Three**



With window to the front of the property this is a good size double bedroom with wood flooring built-in wardrobe.

**Bedroom One**



A large double bedroom with wood flooring and window overlooking the rear garden with built-in and fitted wardrobe space.

**Bedroom Four**



A rear double bedroom with views over the garden and wood flooring.

**Bedroom Two**



Overlooking the front is this large double bedroom with wood flooring and built-in wardrobe.

**Bathroom**



With tiled flooring, this bathroom benefits from a four piece suite comprising of bath with hand held mixer shower, separate shower cubicle, wash hand basin and W.C.



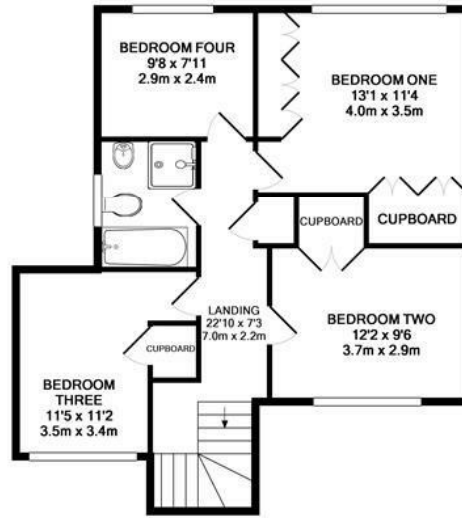
Garden



At the rear of the property is a wide corner plot garden, laid to lawn with large paved patio area adjacent to the property, fully enclosed by panel fencing, rear access to garage. The front of the property is accessed via tarmac driveway leading to covered carport and in turn detached garage, further off road parking, water tap. There is alternative access front to rear via wrought iron gate. A detached garage with single up and over door.



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1313 SQ.FT. (122.0 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	
Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	<b>80</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	
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