

16 Emery Acres Upper Basildon Reading Berkshire RG8 8NY

## **16 Emery Acres Upper Basildon Reading Berkshire RG8 8NY**

**Price Guide £845,000 Freehold**

A well-presented and thoughtfully extended four to five bedroom detached bungalow with a fantastic corner plot garden enjoying unspoilt scenic views and just under a third of an acre. Located at the end of a quiet cul-de-sac on the edge of the sought-after village of Upper Basildon, being within walking distance of the local primary school. Conveniently located for the M4, with junction 12 being a short 12-minute drive away, whilst the village of Pangbourne, with its shops, restaurants and its mainline station, is only 3 miles away. Offering good-sized accommodation comprising Entrance Hall, Sitting Room with open fireplace, fabulous Kitchen/ Dining Room with Sitting Area, Utility Room and Cloakroom. A Study, two Double Bedrooms, and a Bathroom complete the ground floor. There are two Double Bedrooms and a Bathroom with a separate Shower on the first floor, complemented by a 13' Dressing Room. Outside, there is an attached Double Carport and a generous driveway with room for several vehicles. The Gardens are very private, enjoying a south west and sunny aspect, with oil fired radiator central heating and UPVC double glazing throughout.

Directions: From the centre of the village, continue west on the Aldworth Road. Continue over the staggered crossroads, and Emery Acres is the second turning on the right, and the property is the last one on the left-hand side.

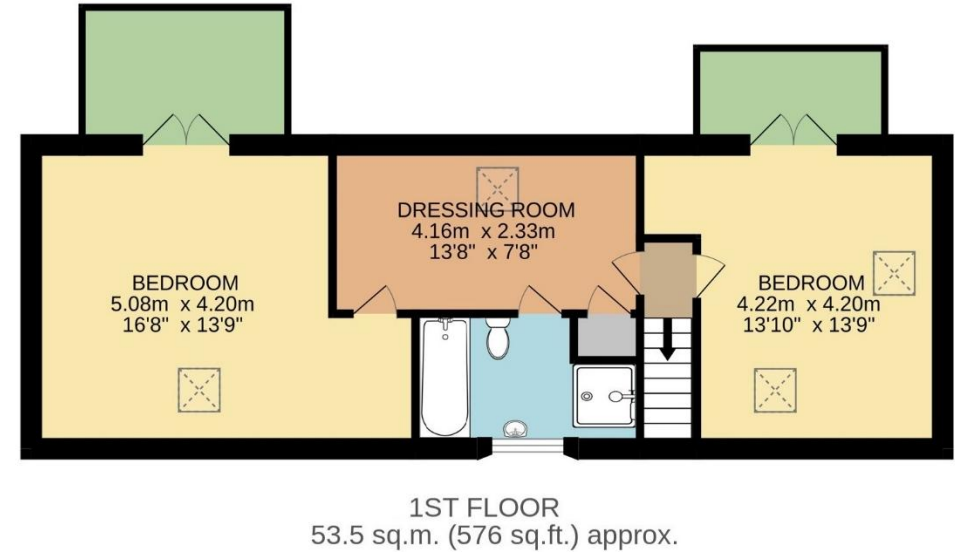
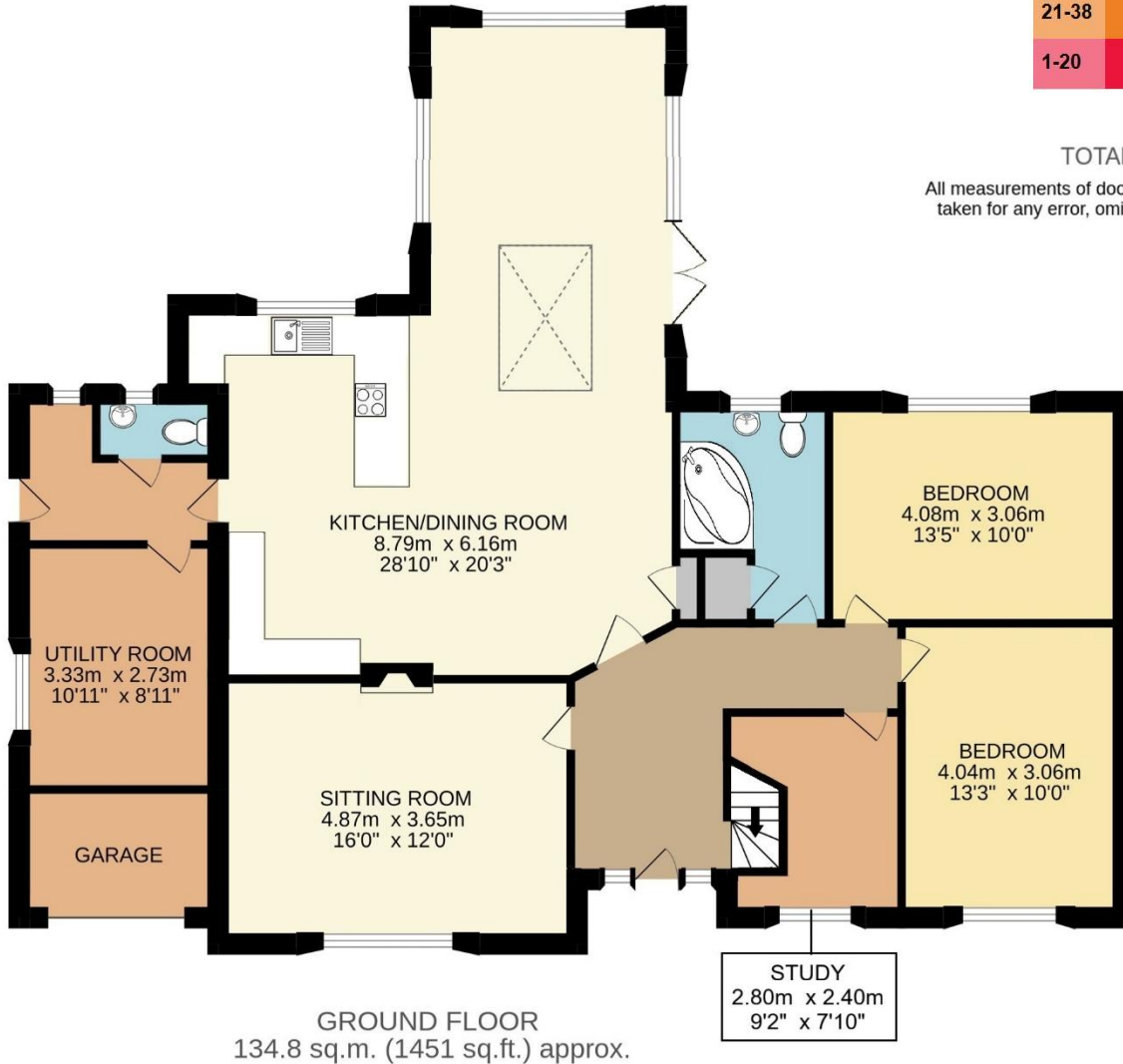


Council Tax Band: F £3343.38 pa  
 Nearest Bus stop: Aldworth Road 0.1 km  
 Nearest Train station: Pangbourne 3.9 km

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 188.4 sq.m. (2028 sq.ft.) approx.

All 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. Not to scale.



**NOTE: Halletts Estate Agents have NOT tested any of the appliances, services, fixtures or fittings and cannot verify the working order of such. We therefore suggest that any prospective purchaser(s) test these for themselves and/or obtain written clarification from their solicitor/surveyor prior to signing any contract**

