

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



LANGFORD CLOSE, EMMER GREEN READING, RG4 8TD

£399,000

A delightful three bedroom end town house beautifully presented and tucked away in a small complex in the centre of Emmer Green, convenient for shops, schools and amenities with secluded garden and garage

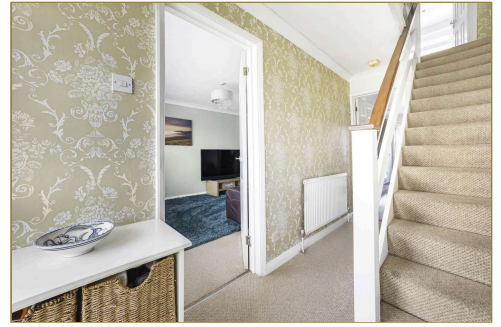
No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
T 0118 946 1800 W www.farmeranddyer.com
E info@farmeranddyer.com

ENTRANCE

Canopied entrance porch, paved step and uPVC double glazed front door to

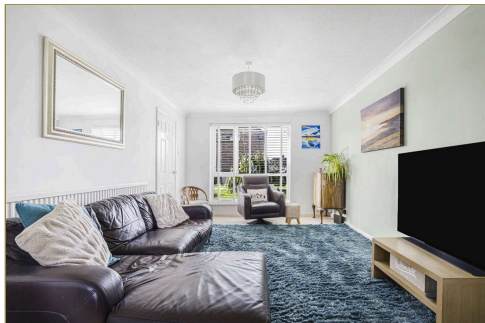
RECEPTION HALL

With radiator, staircase to first floor, understairs storage cupboard, front aspect double glazed leadlight window, door to

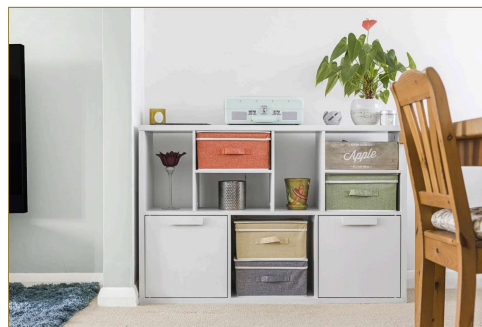
**LIVING/DINING ROOM**

Full length dual aspect room naturally segregated for living and dining areas

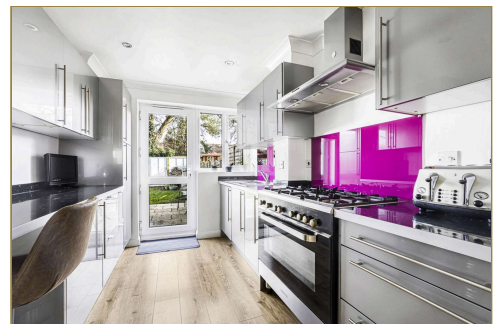
MAIN LIVING AREA with front double glazed window, radiator



DINING AREA with rear aspect double glazed window, radiator, room for large table and chairs

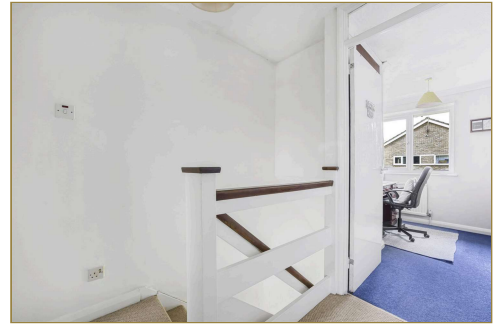
**FITTED KITCHEN/BREAKFAST ROOM**

Well fitted comprising single drainer stainless steel sink unit with mixer tap and cupboards under, further range of both floor standing and wall mounted eye level units with laminated work surfaces and surrounds with space for range cooker with extractor hood above, integrated washing machine, space for American style fridge/freezer, rear aspect double glazed window and matching double glazed door to garden



STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING

With access to loft space above



BEDROOM ONE

With rear aspect double glazed window, radiator



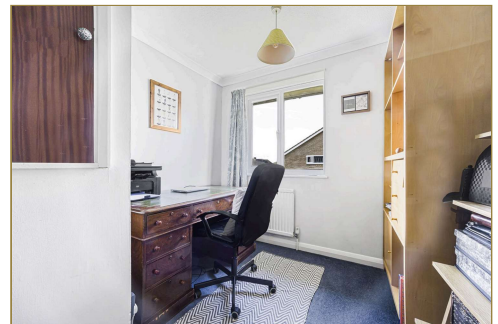
BEDROOM TWO

With front aspect double glazed window, radiator



BEDROOM THREE

With front aspect double glazed window, radiator and built in airing cupboard housing foam dipped hot water tank

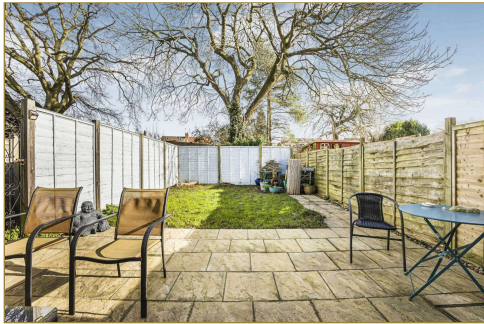


BATHROOM

Four piece suite comprising panelled bath, wash hand basin, W.C. and separate fully tiled shower cubicle. Heated towel rail, contrasting tiled surrounds and rear aspect obscure double glazed window

**REAR GARDEN**

At the rear of the property is a level secluded garden predominantly laid to lawn with a large paved patio area adjacent to the property with side access via wrought iron gate, the gardens are enclosed by timber fencing and extend approx. 40ft with an easterly aspect

**OUTSIDE**

The front of the property has an open lawned garden area with pathway leading to the front door

**GARAGE**

There is a garage in a nearby block accessed via Peppard Road

**PARKING**

There is resident and visitor parking

DIRECTIONS

From central Caversham proceed north up Prospect Street, at the traffic lights fork left into Peppard Road, continue into Buckingham Drive where Langford Close can be found on the right hand side

TENURE

Freehold

SCHOOL CATCHMENT

The Hill Primary School
Highdown School and Sixth Form Centre

COUNCIL TAX

Band C

FREE MORTGAGE ADVICE

We are pleased to be able to offer the services of an Independent Mortgage Adviser who can access a variety of mortgage rates from leading Banks and Building Societies. For a free, no obligation discussion or quote, please contact Stuart Milton, our mortgage adviser, on 0118 9461800

ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Energy Rating D

To view the full EPC for this property, you can access the national database with the following web address: <https://find-energy-certificate.service.gov.uk/energy-certificate/5535-8822-8400-0763-6296>

FLOOR PLAN

These floor plans are for guidance purposes only and are not to scale

Approximate Gross Internal Area 987 sq ft - 92 sq m

Ground Floor Area 431 sq ft – 40 sq m

First Floor Area 431 sq ft – 40 sq m

Garage Area 125 sq ft – 12 sq m

