



Peppard Road, Emmer Green, Reading, RG4 8TR

£635,000

Walmsley

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Walmsley Estate Agency are pleased to present this spacious four-bedroom semi-detached family home, located in a popular residential area close to local amenities and within the Hill Primary School and Highdown Secondary School catchment. The ground floor includes an entrance hall, cloakroom, living room, separate extended dining room, and an extended kitchen/breakfast room. The first floor offers two bedrooms and a family bathroom. A further staircase leads to the second floor, which provides two additional bedrooms and a separate shower room.

Externally, the property includes a garage, front garden, and off-street parking for several vehicles. The rear of the property features a large mature garden, mainly laid to lawn, with a patio seating area and side access. Council Tax Band: D. EPC: C.

Property is approximately 1.8 miles from Caversham Centre and around 1.8 miles from Reading train station, which provides fast services to London Paddington (approx. 25 minutes) and Crossrail connections. Local bus routes, amenities, primary schools, and Highdown School with Sixth Form College are all within walking distance.

Tenure - Freehold

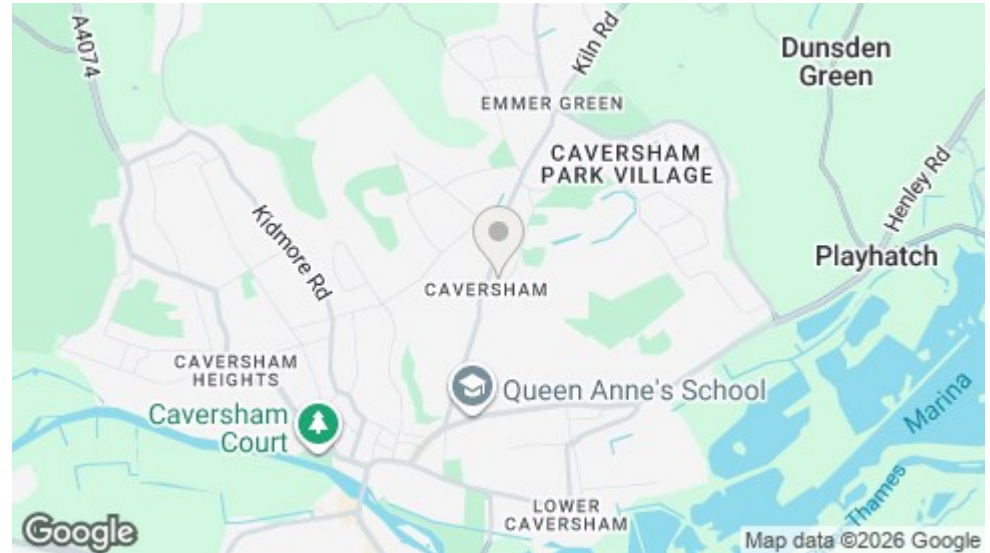
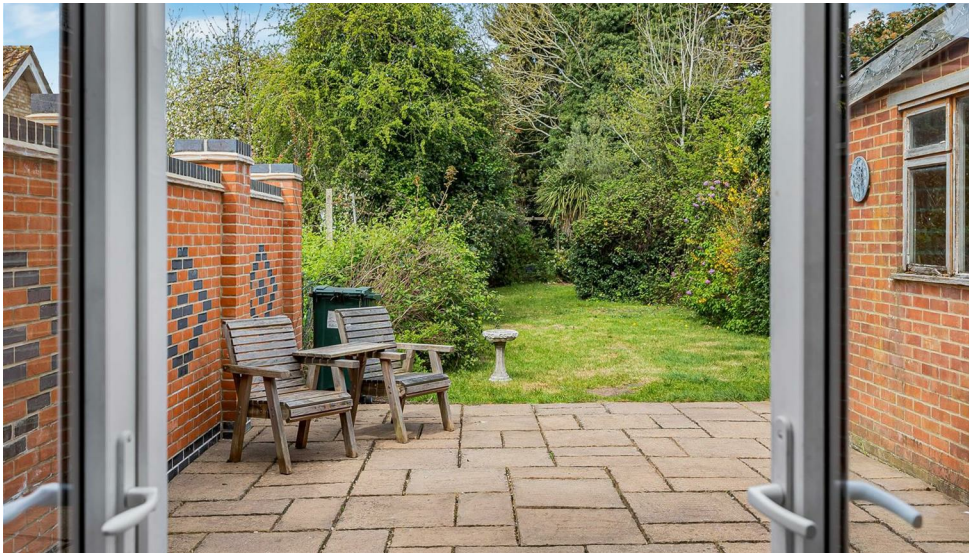




- Extended semi-detached family home
- Sought after location
- Close to shops, schools and bus services
- Large rear garden
- Four bedrooms
- Council tax band D
- EPC rating to follow







**Approximate Gross Internal Area 1330 sq ft - 124 sq m
(Excluding Garage)**

Ground Floor Area 573 sq ft - 53 sq m

First Floor Area 460 sq ft - 43 sq m

Second Floor Area 297 sq ft - 28 sq m

Garage Area 183 sq ft - 17 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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