



Scott Close, Emmer Green, Reading, RG4 8NY

£400,000

Walmsley

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A beautifully presented, extended property situated in this popular location in Emmer Green. The well-appointed accommodation comprises; extended entrance porch, sitting room, refitted open plan kitchen/dining room, utility cupboard, WC, three double bedrooms and family bathroom. Externally the property boasts a private and enclosed rear garden, residence parking to the rear and over-looking green to the front. Further benefits include UPVC double glazing, gas central heating and scope for further expansion, STTP.

Scott Close is ideally located just 1 mile from Caversham Centre and approximately 1.8 miles from Reading train station, which offers quick access to London Paddington (approx. 25 mins) and Crossrail services. The property is within walking distance of local amenities, primary schools, and Highdown School with Sixth Form College.

EPC - D - TBC

Council tax band - C

*Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed the fee cannot be refunded even if the property does not go ahead.

Tenure - Freehold





- Quiet location
- Walking distance to primary and secondary schools
- Enclosed rear garden
- Refitted kitchen/dining room
- Extended porch
- Beautifully presented
- WC

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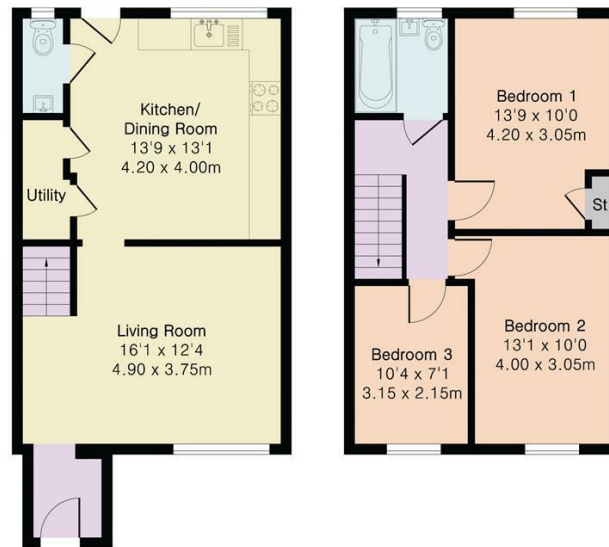
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Approximate Gross Internal Area 877 sq ft - 82 sq m

Ground Floor Area 451 sq ft – 42 sq m

First Floor Area 426 sq ft – 40 sq m



Ground Floor

First Floor



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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