



Buckingham Gate, Emmer Green, Reading, RG4 8RT

£450,000

Walmsley

## Buckingham Gate, Emmer Green, Reading, RG4 8RT

A modern three storey town house, situated in a quiet, sought after cul-de-sac location. The light and airy accommodation comprises - entrance hall, WC, study, modern kitchen/dining room with French doors to garden, sitting room, 3 bedrooms, en-suite to main bedroom and family bathroom. Externally the property boasts a private rear garden and parking for two cars. Further benefits include UPVc double glazing and gas central heating.

Buckingham Gate 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 - C

Council tax - D

<https://moverly.com/sale/yDsF8ebtvAkgbLmkkZ9oa/view>

## Tenure - Freehold



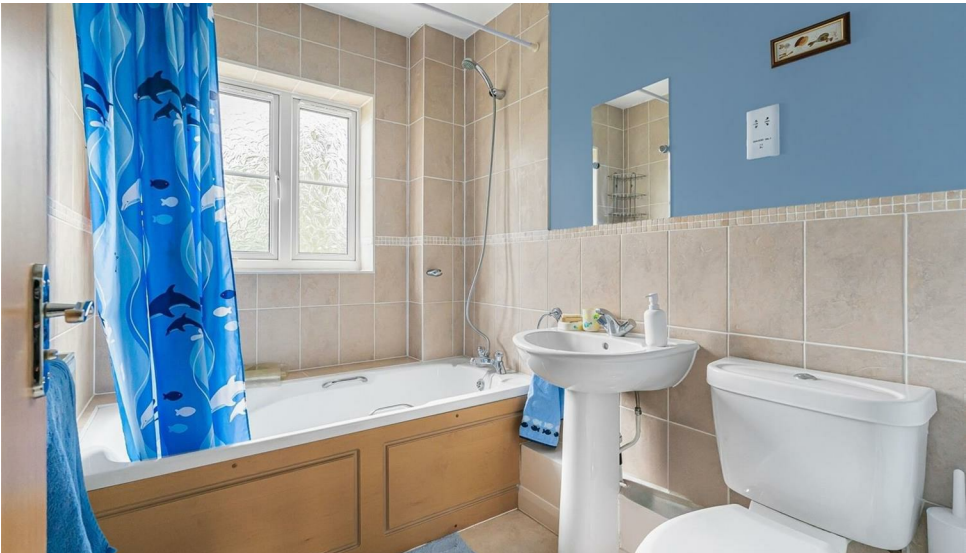


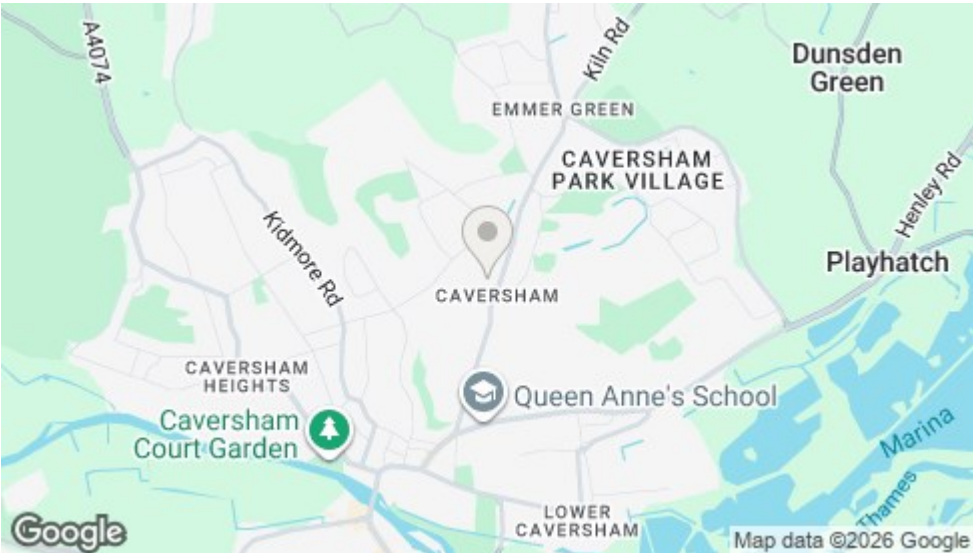
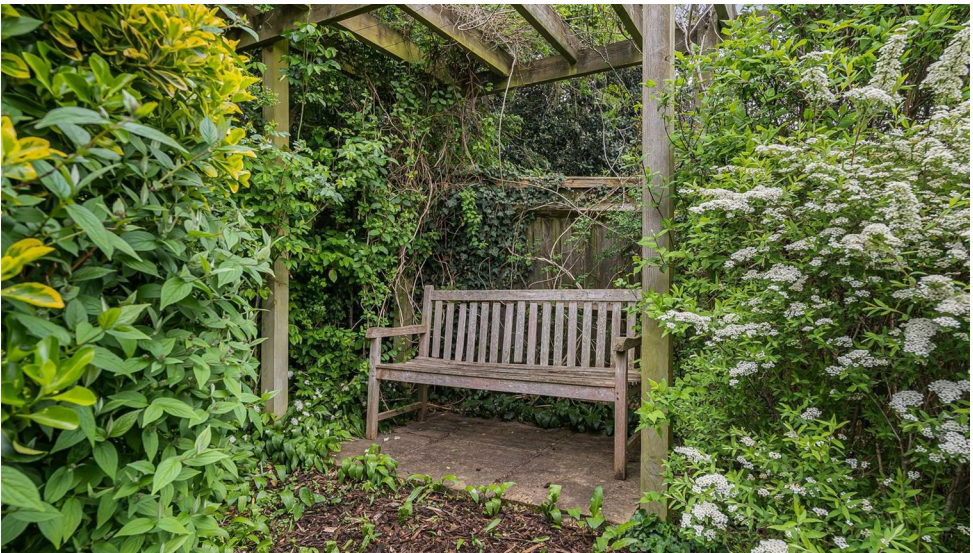
- Three storey town house
- Convenient for amenities
- En-suite to main bedroom
- EPC C
- Council tax D
- Off road parking

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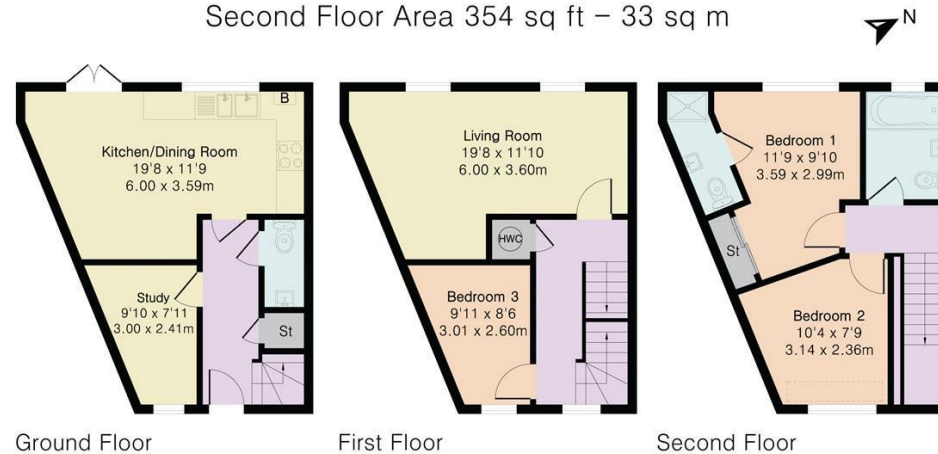


**Approximate Gross Internal Area 1062 sq ft - 99 sq m**

Ground Floor Area 354 sq ft – 33 sq m

First Floor Area 354 sq ft – 33 sq m

Second Floor Area 354 sq ft – 33 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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