

Langford Close, Emmer Green, Reading, RG4 8TD

£385,000

Walmsley

Langford Close, Emmer Green, Reading, RG4 8TD

A well-presented and spacious end of terrace property, occupying a larger than average plot with scope to extend (subject to the usual permissions and consents) ideally located within close proximity of nearby shops, schools and local amenities. The accommodation comprises entrance hall, sitting/dining room, kitchen, three bedrooms and a family bathroom. Externally the property benefits from front garden, enclosed rear garden and parking. Other benefits include gas radiator central heating, double-glazing and a garage located to the rear of the property. Viewing highly recommended.

EPC rating C.
Council tax band C.

https://moverly.com/sale/8o2u44rZeUWaYBYX1EGnMk/view
*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



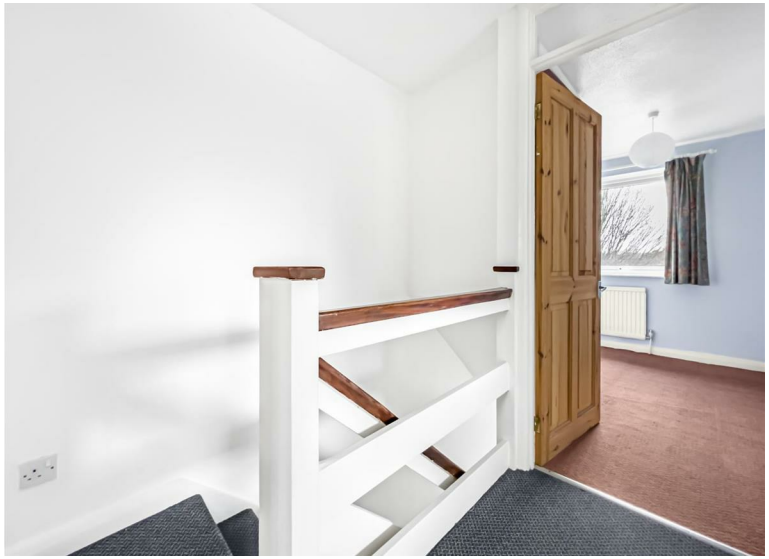














- End of terrace
- Potential scope to extend (subject to the usual consents)
- No onward chain
- Garage
- EPC C
- Tax Band C

3 1 2 C













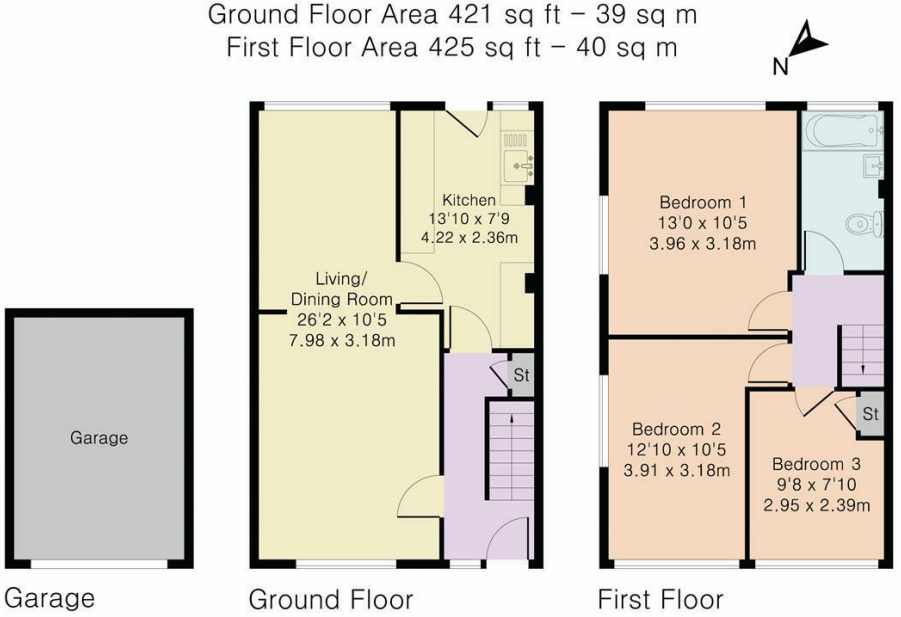



A4074
Kiln Rd
Dunsden Green
EMMER GREEN
CAVERSHAM PARK VILLAGE
Henley Rd
Kidmore Rd
Playhatch
CAVERSHAM
CAVERSHAM HEIGHTS
Queen Anne's School
Caversham urt Garden
Marina
Google
Map data ©2026 Google

Approximate Gross Internal Area 846 sq ft - 79 sq m

Ground Floor Area 421 sq ft – 39 sq m

First Floor Area 425 sq ft – 40 sq m



PINK PLAN

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 as defined by RICS code of measuring practise. No guarantee is given on 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.

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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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