



Stuart Close, Emmer Green, Reading, RG4 8RE

£635,000

Walmsley

Stuart Close, Emmer Green, Reading, RG4 8RE

SOLD PRIOR TO MARKETING A beautifully presented, extended property situated in this popular cul-de-sac location in Emmer Green. The light and spacious accommodation comprises; entrance hall, sitting room, family room/office, 22ft fitted kitchen/dining, utility room and downstairs wet room. To the first floor there are four excellent sized bedrooms, family Jack-and-Jill bathroom and four-piece en-suite bathroom to the principal bedroom.

Externally the property boasts driveway parking, a private/enclosed west facing rear garden and a garage.

Further benefits include gas central heating and UPVc double glazing.

Stuart Close is ideally located just 1.2 miles 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 band - D

Tenure - Freehold

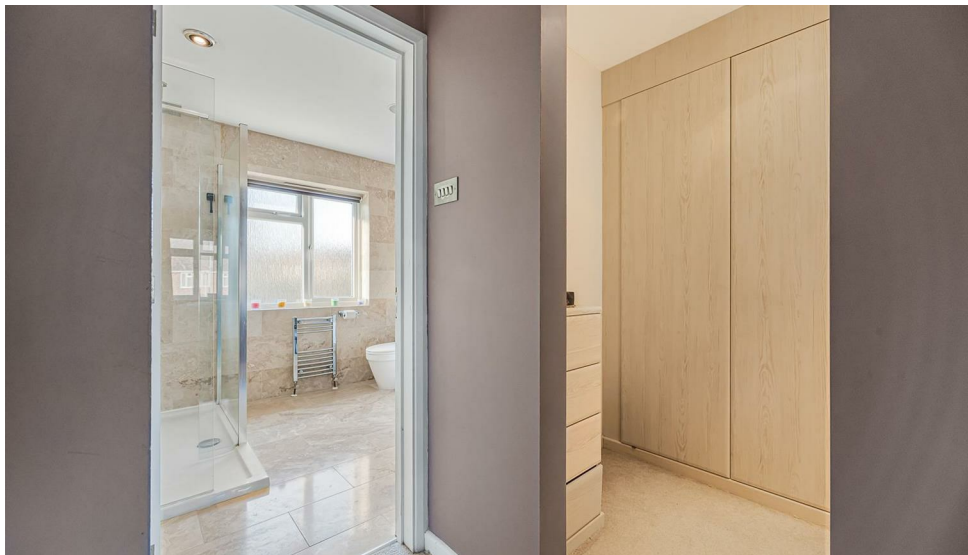




- Extended
- Cul-de-sac location
- Three bathrooms
- Private rear garden
- Walking distance to school and local amenities
- 22ft kitchen/dining room

 4  3  2  C

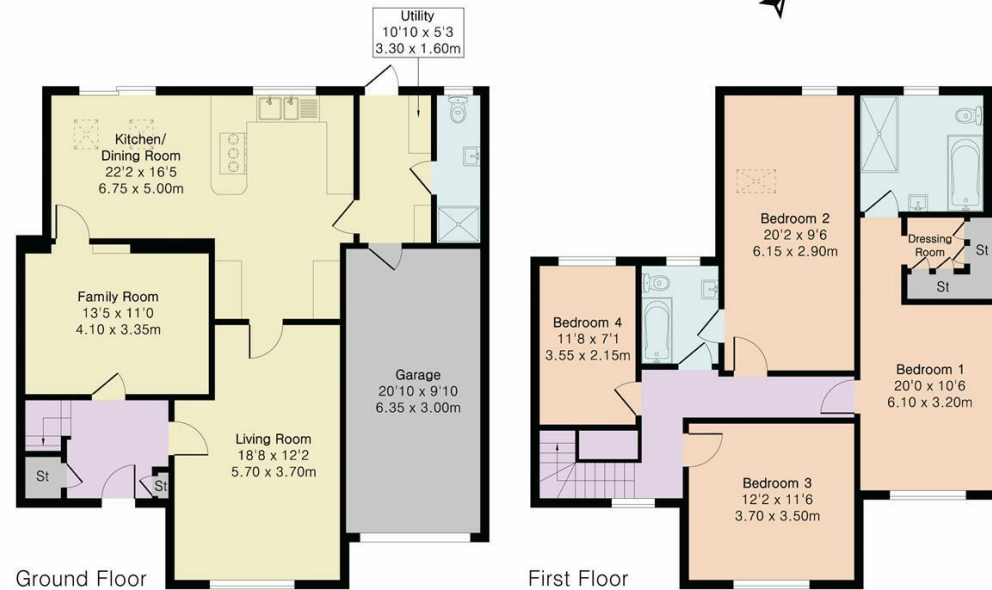




**Approximate Gross Internal Area 1945 sq ft - 181 sq m
(Including Garage)**

Ground Floor Area 1063 sq ft – 99 sq m

First Floor Area 882 sq ft – 82 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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