



The Ridings, Emmer Green, Reading, RG4 8XL

£525,000

Walmisley

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A spacious three bedroom detached property, situated in a popular cul de sac with potential to extend/convert, close to South Oxfordshire countryside. The well planned accommodation comprises: entrance porch, entrance hall, kitchen, dining room, living room, cloakroom/WC, landing, three well-proportioned bedrooms and family bathroom. Externally there is an enclosed garden that is mainly laid to lawn, open frontage with driveway parking and single garage. Further benefits include parquet flooring to hallway, living room and dining room.

The Ridings is a popular place to live lying close to Clayfield Copse Nature Reserve, Emmer Green shopping precinct, with its comprehensive range of shops and supermarket, 2 local pubs and bus services that lead to Caversham, Reading and Sonning Common. Council tax band E. No onward chain. EPC rating D.

Tenure - Freehold





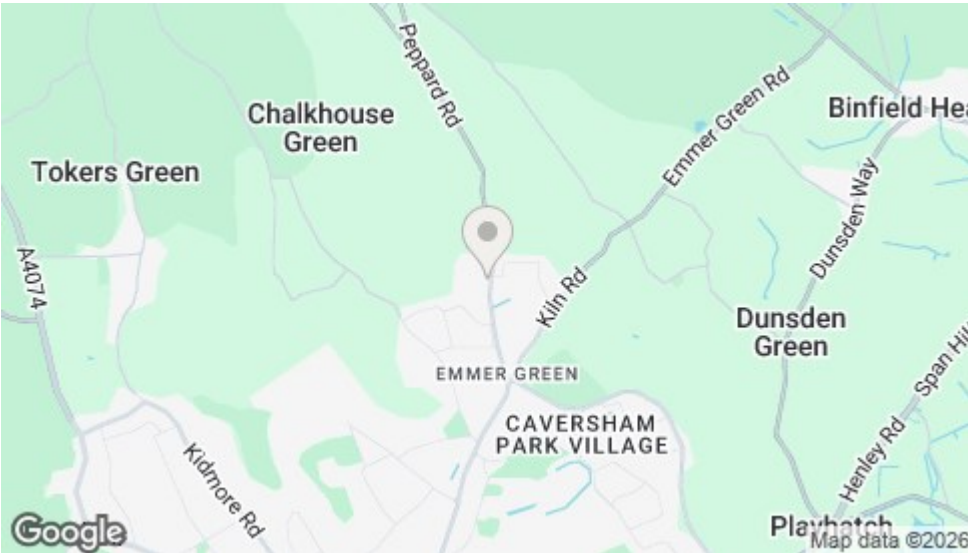
- Superb Location
- Close to Local Amenities
- Detached Property
- Three Bedrooms
- No onward chain
- Council Tax Band - E

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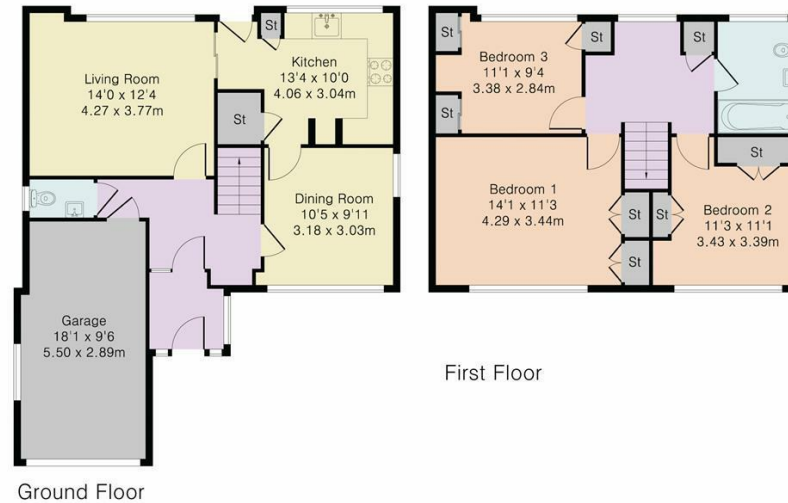
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Approximate Gross Internal Area 1268 sq ft – 118 sq m
 Ground Floor Area 714 sq ft – 66 sq m
 First Floor Area 554 sq ft – 51 sq m



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 practice. 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.



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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