



Langford Close, Emmer Green, Reading, RG4 8TE

£525,000

Walmsley

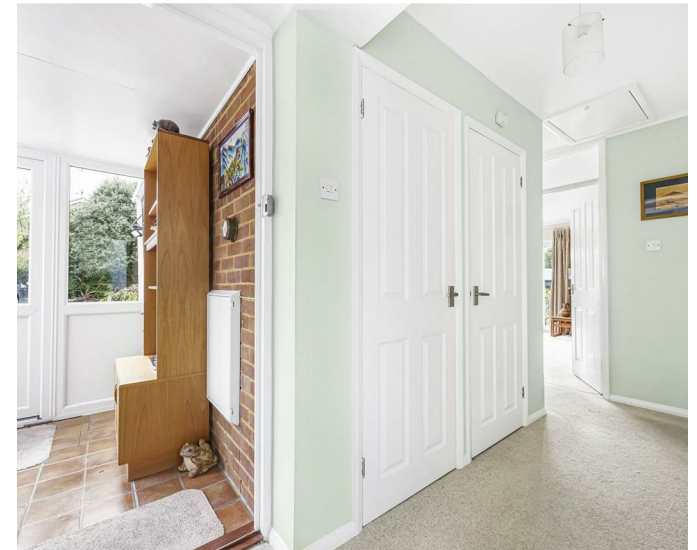
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Walmsley Estate Agency is pleased to offer this desirable three-bedroom detached bungalow with garage and driveway, located in the sought-after area of Emmer Green. The well-presented accommodation includes an entrance porch, inner hallway with storage cupboards, a refitted cloakroom, and a boot room providing direct access to a private terrace and the garage. The dual-aspect living/dining room features sliding doors opening onto the rear garden. The modern kitchen is fitted with an integrated hob, extractor, oven, and dishwasher. There are three generously sized bedrooms and a stylish, refitted shower room. Outside, the property boasts a beautiful, mature rear garden, well stocked with flowers and shrubs. The garden is predominantly laid to lawn, enjoys a westerly aspect with elevated views, and includes a patio area. At the rear, there is a dedicated space for growing produce, complete with raised vegetable and fruit planters. Side access is also available. To the front, the property offers a garage with driveway for parking.

Emmer Green is a well-served area offering a range of local amenities, including the Emmer Green Shopping Centre. Residents also benefit from easy access to regular bus services, countryside walks, parks, tennis courts, traditional pubs, and a nearby nature reserve. Viewing highly recommended. EPC rating C. Council tax band E.

<https://moverly.com/sale/9YbtjXYDws16gH13Q4S59t/view>

Tenure - Freehold





- Emmer Green
- Detached bungalow
- Three bedrooms
- Modern kitchen and shower room
- Mature rear garden
- Garage and driveway



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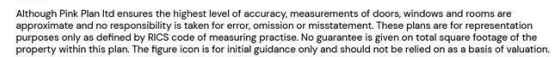






This floor plan shows a 4-bedroom house with a garage, kitchen, living/dining room, and three bathrooms. The layout includes a central hallway with stairs leading up and down, and a boot room. The rooms are color-coded: Living/Dining Room (yellow), Kitchen/Breakfast Room (yellow), Bedroom 1 (orange), Bedroom 2 (orange), Bedroom 3 (orange), Boot Room (white), and Garage (grey). The plan also shows a central hallway (purple) and a bathroom (light blue).

Room	Dimensions (Imperial)	Dimensions (Metric)
Living/Dining Room	16'11" x 13'5"	5.15 x 4.10m
Kitchen/Breakfast Room	12'8" x 9'2"	3.85 x 2.80m
Bedroom 1	13'1" x 9'10"	4.00 x 3.00m
Bedroom 2	12'2" x 10'10"	3.70 x 3.30m
Bedroom 3	10'10" x 8'2"	3.30 x 2.50m
Boot Room	6'1" x 5'3"	1.85 x 1.60m
Garage	17'7" x 8'2"	5.35 x 2.50m



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